

Chapter 17.100

USER'S GUIDE

Sections:

Section 17.100.010 User's Guide

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The City of Damascus Development Code ("Code") contains land use regulations for properties within the incorporated limits of City of Damascus. Each situation is unique, contact the City for specific property information. The Code articles are as follows:

Article 17.1. Article 17.1 describes the organization of the Code; the title, purpose, and general administration of the Code; and land use and building types referenced by this Code. It also contains definitions, rules of measurement and other exhibits that are used in interpreting and administering this Code.

Article 17.2. Article 17.2 contains the land use zones of the City of Damascus as designated on the City of Damascus Zoning Map. Article 17.2 identifies land uses and building types allowed in each zone, and standards unique to each zone (e. g., lot standards, setbacks, use-specific design standards, etc.). The zones implement the City of Damascus Comprehensive Plan. Property owners should review the Zoning Map first to determine the zoning of their property. Next, they should review Article 17.2 to determine whether a proposed use or development is allowed in the zone. See Chapter 17.200 for information on interpreting the Zoning Map.

Article 17.3. Article 17.3 contains development and design standards for new development. The standards address transportation improvements, street access, pedestrian and vehicle circulation, landscaping, parking, public facilities, surface water management, signs, and other provisions.

Article 17.4. Article 17.4 contains the City's application requirements and procedures for obtaining permits and approvals required by this Code. Property owners should contact the City of Damascus Community Development Department to determine whether their proposal requires a permit or other City approval. It also contains application requirements and approval criteria for Variances and Non-Conforming situations.

Chapter 17.101**TITLE, PURPOSE AND GENERAL ADMINISTRATION****Sections:****Section 17.101.010 Title****Section 17.101.020 Purpose****Section 17.101.030 Compliance and Scope****Section 17.101.040 Rules of Code Construction****Section 17.101.050 Development Code Consistency with Comprehensive Plan and Laws****Section 17.101.060 Land Use Consistent With Development Code and Zoning Map****Section 17.101.070 Pre-Existing Approvals****Section 17.101.080 Building Permit and Certificate of Occupancy****Section 17.101.090 Official Action****Section 17.101.110 Permitting Transportation Improvements****Section 17.101.010 Title**

The official Title is “The City of Damascus Development Code.” It may be referred to as “Development Code” and “Code”.

Section 17.101.020 Purpose

The Development Code is intended to implement the City of Damascus Comprehensive Plan and related plans and policies in a manner that protects the health, safety, and general welfare of the citizens of Damascus.

Section 17.101.030 Compliance and Scope

A. Compliance with the Provisions in the Development Code. Land and structures may be used or developed only as this Development Code, including all amendments thereto, permits. No plat shall be recorded and no building permit shall be issued without compliance with the provisions of this Code.

B. Obligation by Successor. The requirements of this Code apply to the owner(s) of record, persons undertaking the development or the use of land, and to those persons’ successors in interest.

C. Most Restrictive Regulations Apply. Where a conflict arises between this Code and any other rule or regulation of the City of Damascus, the City of Damascus Planning Authority shall determine applicability of such regulations. Where the Code’s applicability is unclear, the Planning Authority may determine applicability pursuant to Chapter 17.410 Code Interpretations,

or refer an interpretation request to the Planning Commission for action pursuant to Section 17.410.020(C).

- D. Transfer of Development Standards Prohibited.** No lot area, yard, landscaping, or open space that is used to satisfy a requirement of this Code for one use shall be used to satisfy the same requirement for another use, except as otherwise specifically allowed by this Code.

Section 17.101.040 Rules of Code Construction

A. Provisions of this Code Declared to be Minimum Requirements.

- 1. Minimum requirements intended.** In their interpretation and application, the provisions of this Code shall be held to be minimum requirements, adopted for the protection of the public health, safety, and general welfare.
- 2. The use of the word “shall,” “must,” “required,” or similar terms means the provision is a requirement.** The use of the word “should,” “may,” “encouraged,” “recommended,” or similar term means the provision is recommended (i.e., as in a guideline) and may be imposed as a requirement only where applicable code criteria provide such discretion to the decision making body.

- B. Severability.** The provisions of this Development Code are severable. If any section, sentence, clause or phrase of the Development Code is judged to be invalid by a court of competent jurisdiction, that decision shall not affect the validity of the remaining portion of the Development Code.

Section 17.101.050 Development Code Consistency with Comprehensive Plan and Laws

This Development Code implements the City of Damascus Comprehensive Plan. All provisions of this Code shall be construed in conformity with the Comprehensive Plan, including all adopted Comprehensive Plan elements, except as otherwise required by applicable State or Federal law.

- A. Compliance with Other Laws Required.** In addition to the requirements of this Title, all uses and development must comply with all other applicable City, regional, State, and Federal regulations.
- B. References to Other Regulations.** All references in the Code to other City, regional, State, or Federal regulations are for informational purposes only, and do not constitute a complete list of such regulations. These references do not imply any responsibility by the City for enforcement of regional, State, or Federal regulations. Where a proposal, permit, or approval is subject to both City of Damascus and Clackamas County regulations, the property owner is responsible for consulting both agencies and complying with their respective regulations.

- C. Current Versions and Citations.** All references to other City, County, regional, State, or Federal regulations in the Code refer to the most current version and citation for those regulations, unless specifically indicated otherwise. Where a referenced regulation has been repealed, this Code's requirements for compliance with the same are no longer in effect.

Section 17.101.060 Land Use Consistent With Development Code and Zoning Map

- A. Land Use Consistent With Development Code.** A lawful use is one that is permitted in accordance with this Code (including Non-Conforming Uses, subject to Chapter 17.407), and is not prohibited by law. Where a proposed use is not specifically identified by this Code, the Planning Authority shall refer to Chapter 17.102, as applicable, and determine whether the use is similar to another use (or uses) that is (are) permitted, allowed conditionally, or prohibited by this Code. Where the Code is unclear and the Planning Authority is unable to make a similar use ruling without referencing sources outside the Development Code, the requested use shall be denied, or a similar use determination shall be made pursuant to Chapter 17.410 Code Interpretations and the use shall accordingly be permitted, allowed conditionally, or denied.
- B. Development Code and Zoning Map.** The Development Code refers to the City of Damascus Zoning Map (Zoning Map). Land and structures may be used or developed only as provided by the applicable land use (zoning) district, as designated on the Zoning Map, including all amendments thereto. Uses and structures shall comply with the provisions of this Code and the Zoning Map.
- C. Content of Official Zoning Map.** The boundaries of the base zones, overlay zones, and other map designations are shown on the Official Zoning Map of the City of Damascus. The Official Zoning Map is published separately, but is a part of the Code. Maps that delineate areas subject to additional zoning regulations may be included in the Zoning Map and Code, adopted by separate ordinance, and/or adopted by reference. Examples include the location of historic landmarks, special street setbacks, environmental resources and overlay zones. The City of Damascus maintains the Official Zoning Map and all other regulatory maps.
- D. Changes to Official Zoning Map.** A proposed change to the Official Zoning Map is subject to the amendment process described in Chapter 17.409 Comprehensive Plan, Zoning Map and Text Amendments.
- E. Boundary Lines.**
1. Where a zoning line is shown on the Official Zoning Map as being within an existing or vacated right-of-way, utility corridor, trail corridor,

watercourse, or similar feature, the line is in the center unless specifically indicated otherwise.

2. The location of a zoning line is determined with a scale when a zoning line does not follow a lot line or identifiable landmark and its location is not specifically indicated.
3. Boundary line determinations and interpretations shall be made by the City Planning Authority.

Section 17.101.070 Pre-Existing Approvals

A. Legality of Pre-existing Approvals. Developments and uses for which approvals were granted prior to [effective date of Code] may occur pursuant to such approvals; except that modifications to those approvals shall comply with Chapter 17.408 Modifications to Approved Plans and Conditions of Approval, as applicable..

B. Subsequent Development Applications. All developments and uses commencing on or after [effective date of Code] shall conform to the provisions of the Code applicable and effective at that time.

Section 17.101.080 Building Permit and Certificate of Occupancy

A. Building Permit. A Building Permit shall not be issued until the Planning Official has issued a Land Use Review Approval in accordance with the provisions of Chapter 17.401, or has otherwise found that such review is not required. The Planning Authority may determine that this Code requires other permits or approvals before Land Use Review approval may be granted. Processing of Building Permits is subject to the City of Damascus Municipal Code.

B. Certificate Of Occupancy Required. To ensure completion of a development or use in the manner approved, a building shall not be occupied and a use shall not begin until a “certificate of occupancy” is issued by the Building Official following completion of the work in substantial conformance to the applicable approvals and permits.

In the case of a residence, where the Building Official may not issue a Certificate of Occupancy and instead performs a final inspection, the requirements of this Section apply in the same manner as with a Certificate of Occupancy. Occupancy shall be subject to final clearance by the Planning Authority for compliance with applicable Development Code requirements, including applicable conditions of approval. Where a development or use is found to be in violation of this Code or any applicable condition of approval, the City may withhold, revoke, or temporarily suspend a Certificate of Occupancy or other authority to occupy until the violation is remedied.

Section 17.101.090 Official Action

- A. Official Actions.** The City of Damascus City Council, Planning Commission, and Planning Authority, as applicable, are vested with authority to issue permits and grant approvals in conformance with this Code. City officials shall issue no permit and grant no approval for any development or use that violates or fails to comply with conditions or standards imposed to carry out this Code.
- B. Void Actions.** Any permit or approval issued or granted in conflict with the provisions of this Code shall be void, unless it is modified by the City to conform to the Code. The Planning Authority shall determine when an approval is void and he or she may modify the approval, or refer it back to the original decision-making body for modification, to make it conform to the Code.
- C. Notices and Validity of Actions.** The failure of any person to receive mailed notice or failure to post a notice shall not invalidate any actions pursuant to this Code, provided a good faith effort was made to notify all parties entitled to notice.

Section 17.101.110 Permitting Transportation Improvements

Pursuant to the Transportation Planning Rule, projects that are specifically identified in the Damascus Transportation System Plan, for which the City has made all the required land use and goal compliance findings, are permitted outright and subject only to the standards established by the Transportation System Plan. This Section pertains to additional transportation projects that may not be identified in the Damascus Transportation System Plan, and whether the use is permitted outright or permitted subject to conditional use approval.

- A. Transportation Improvements Permitted Outright.** Except where otherwise specifically regulated by this ordinance, the following improvements are permitted outright:
1. Normal operation, maintenance, repair, and preservation of existing transportation facilities.
 2. Installation of culverts, pathways, medians, fencing, guardrails, lighting, and similar types of improvements within the existing right-of-way.
 3. Projects specifically identified in the Transportation System Plan as not requiring further land use regulation.
 4. Landscaping as part of a transportation facility.
 5. Emergency measures necessary for safety and the protection of property.

6. Acquisition of right-of-way for public roads, highways, and other transportation improvements designated in the Transportation System Plan.
7. Construction of a local street or road as part of subdivision or land partition approved consistent with this Ordinance.

B. Transportation Improvements Permitted through Conditional Use.

Except where otherwise specifically regulated by this Ordinance, the following improvements are permitted as a Conditional Use:

1. Construction, reconstruction, or widening, and other projects authorized by the Transportation System Plan but not included in the list of projects in the Transportation System Plan. These projects shall comply with the Transportation System Plan and applicable standards, and shall address the following criteria. For State projects that require an Environmental Impact Statement (EIS) or Environmental Assessment (EA), the draft EIS or EA shall be reviewed and used as the basis for findings to comply with the following criteria:
 - a. The project is designed to be compatible with existing land use and social patterns, including noise generation, safety, and zoning.
 - b. The project is designed to minimize avoidable environmental impacts to identified wetlands, wildlife habitat, air and water quality, cultural resources, and scenic qualities.
 - c. The project preserves or improves the safety and function of the facility through access management, traffic calming, or other design features.
 - d. The project includes provision for bicycle and pedestrian circulation as consistent with the Comprehensive Plan and other requirements of this Ordinance.
2. If review under this Section indicates that the use or activity is not clearly authorized by the Transportation System Plan or this Ordinance, a Plan Amendment shall be undertaken prior to or in conjunction with the Conditional Use Permit review.

Chapter 17.102**DEFINITIONS****Sections:****Section 17.102.010 Purpose****Section 17.102.020 Applicability****Section 17.102.030 Category Titles****Section 17.102.040 Definitions****Section 17.102.010 Purpose**

The purpose of Chapter 17.102 is to define terms that are used frequently in the City of Damascus Development Code, to assist decision makers in interpreting and applying the Code. Some of the terms that are defined here may have different meanings in other communities. This Chapter classifies land uses and activities into use categories on the basis of common function, product, or physical characteristics.

Section 17.102.020 Applicability

A. Definitions. The definitions in Chapter 17.102 apply to all actions and interpretations under the City of Damascus Development Code. The meanings given terms in this Chapter may, in certain contexts in which they are used, be clearly inapplicable. In such cases the context in which a term is used will indicate its intended meaning, and that intent shall control. Where a term used in this Code is already defined in another part of the Damascus Code (e.g., the Uniform Building Code, etc.) the term is not redefined herein for purposes of that other Code. Terms not defined in this Code shall have their ordinary accepted meanings within the context in which they are used. Webster's Third New International Dictionary of the English Language, Unabridged, shall be considered a standard reference.

B. Land Use Categories. Chapter 17.102 provides descriptions of the land use categories used in Article 17.2.

Section 17.102.030 Category Titles

Uses are assigned to the category whose description most closely describes the nature of the primary use. The "Characteristics" subsection of each use category describes the characteristics of each use category. Developments may have more than one primary use. Developments may also have one or more accessory uses.

A. General Classification of Uses. This Chapter provides examples of land uses for each land use category referenced by Article 17.2. When a use's

category is not clearly identifiable, the Planning Authority through a Type I procedure, may determine the applicable use category or refer the question to the Planning Commission for a determination following the Type 1 procedure under Chapter 17.410.

B. Code Interpretations. If a use determination is required by a State Statute or other legal mandate, the City's decision shall be made as a Type I ministerial decision. For Type II determinations, any one or more of the following criteria may be used in determining what use category the use is in, and whether the activities constitute primary uses or accessory uses:

1. The description of the activity(ies) in relationship to the characteristics of each use category;
2. The relative amount of site or floor space and equipment devoted to the activity;
3. Relative amounts of sales from each activity;
4. The customer type for each activity;
5. The relative number of employees in each activity;
6. Hours of operation;
7. Building and site arrangement;
8. Vehicles used with the activity;
9. The relative number of vehicle trips generated by the activity;
10. Signs;
11. How the use advertises itself; and
12. Whether the activity would function independently of the other activities on the site;
13. Impacts such as noise, dust, glare, vibration, odor, or other relevant characteristics.

C. Examples of Uses. The "Examples" subsection of each use category provides a list of examples of uses that are included in the use category. The examples are not all inclusive and are for illustrative purposes only. The names of uses on the lists are generic. They are based on the common meaning of the terms and not on what a specific use may call itself. For example, a use

whose business name is "Wholesale Liquidation" but that sells mostly to consumers would be included in the Retail Sales and Service category rather than the Wholesale Sales category. This is because the actual activity on the site matches the description of the Retail Sales and Service category.

D. Developments with Multiple Primary Uses. When all primary uses of a development fall within one use category, then the development is assigned to that use category. For example, a development that contains a retail bakery and a cafe would be classified in the Retail Sales and Service category because all the primary uses are in that category. When the primary uses of a development fall within different use categories, each primary use is classified in the applicable category and is subject to the regulations for that category. A primary use is that principal permitted use of land or structures on a lot, tract, or parcel.

E. Accessory Uses. Accessory uses are allowed by right in conjunction with the use unless stated otherwise in the regulations. An accessory use is a use or activity which is a subordinate part of a primary use and which is clearly incidental to a primary use on a site. Also, unless otherwise stated, they are subject to the same regulations as the primary use. Typical accessory uses are listed as examples with the categories.

Section 17.102.040 Definitions

The following definitions are organized alphabetically and some related terms are also grouped together and cross-referenced under group headings (e. g., Transportation-Related, Environment-Related, etc.).

A

Abutting	Contiguous or adjoining. It shall include the terms adjacent, adjoining and contiguous.
Access	A way or means of approach to provide pedestrian, bicycle, and/or motor vehicular entrances or exits to a property.
Access easement	An easement recorded for the purposed of providing vehicle, bicycle, and/or pedestrian access from a public street to a parcel across intervening property under separate ownership from the parcel being provided access. Cross access is a service drive providing vehicular access between two or more separate sites, so that the driver need not enter the public street system between sites.
Access management	The systematic control of the location, spacing, design, and operation of driveways, median openings interchanges, and street connections to a roadway to minimize conflicts between turning and through vehicles, bicyclists and pedestrians. The purpose of access management is to provide vehicular access to land development in a manner that preserves the safety and

	<p>efficiency of the transportation system. Public facility measures to support access management include roadway design applications, such as median treatments and auxiliary lanes, and the appropriate spacing of traffic signals. Measures that may be included as conditions of approval for development decisions include but are not limited to:</p> <ol style="list-style-type: none"> 1. Standards such as minimum spacing of driveways and on-site vehicle storage requirements, 2. Mitigations related to site conditions such as right-in right-out only approaches, medians, dedicated turn lanes, and shared access approaches, and 3. Provision for future opportunities for mitigation by land dedication or easement.
Access spacing/ intersection spacing	The minimum required distance from an intersection of a public or private street to the nearest driveway or other access connection, measured from the closest edge of the pavement of the intersecting street to the closest edge of the pavement of the connection along the traveled way.
Access way	A walkway or multi-use pathway providing a through connection for pedestrians between two streets, between two lots, or between a development and adjoining public right-of-way. It may be an access way for pedestrians and bicyclists (with no vehicle access), or a walk way on public or private property (i.e., with a public access easement). See also, Walkway.
Accessible	Two meanings are possible depending on the specific code provision: In general, accessible means approachable by pedestrians, vehicles or other transportation mode, as applicable. Accessible may also mean, under approachable and useable by people with disabilities, in conformance with the Federal Americans with Disabilities Act. Either or both definitions may apply in a particular situation. See Accessible Route.
Accessible route	A route that can be used by a disabled person using a wheelchair and that is also usable by people with other disabilities.
Accessory	Secondary or incidental to a primary use or structure.
Accessory dwelling unit	A second dwelling unit created on lot with a house, attached house, or manufactured home. The second unit is created auxiliary to, and is always smaller than the house, attached house, or manufactured home.
Accessory parking facility	A parking facility that provides parking for a specific use or uses. The facility may be located on or off the site of the use

	or uses to which it is accessory. A fee may or may not be charged. An accessory parking facility need not be in the same ownership as the specific uses to which it is accessory. See also Commercial Parking
Accessory structure	A structure of secondary importance or function on a site. In general, the primary use of the site is not carried on in an accessory structure. Accessory structures are detached from the primary structure.
Accessory use	A use or activity that is a subordinate part of a primary use and that is clearly incidental to a primary use on a site. See also Primary Structure.
Adjacent	Abutting or located directly across a street right-of-way.
Administrative	A discretionary action or permit decision made without a public hearing, but requiring public notification and an opportunity for appeal.
Adult foster care	A family home or facility in which residential care is provided for five or fewer adults who are not related to the provider by blood or marriage. "Provider" means any person operating an adult foster care home. See also, "Group Home/Facility."
Adverse impact or effect	Negative effect that can be measured (e.g., noise, air pollution, vibration, dust, property values, etc.).
Affordable	Housing affordable to a certain percentage of the population earning a specified level of income and spending no more than thirty percent of their income on housing expenses. For more information, contact the federal Department of Housing and Urban Development and the Oregon Department of Housing and Community Services.
Agriculture	See Farming and Farm Use and Urban Agriculture definitions below.
Agri-tourism	An activity, enterprise or business that combines primary elements and characteristics of agriculture and tourism and provides an experience for visitors that stimulates economic activity and impacts both farm and community income.
Airport-related definitions	Refer to the Oregon Department of Aviation Land Use. Compatibility Handbook for relevant definitions and model code language.
Alley	A right-of-way that provides vehicle access to a lot or common parking area. Generally, alleys provide secondary vehicle access; however, where vehicle access from the street is not allowed, not possible, or not desirable the alley may provide primary vehicle access.
Alteration	A physical change to a structure or site. Alteration does not include normal maintenance and repair or total demolition. See also, Interior/Exterior Alteration. Alteration does include the following:

	<ul style="list-style-type: none"> • Changes to the exterior of a building; • Changes to the interior of a building; • Increases or decreases in floor area of a building; • Changes to other structures on the site, or the development of new structures; • Changes to exterior improvements; • Changes to landscaping; and • Changes in the topography of the site.
Ambient	Normal or background environmental condition, as in the level of light, dust or noise.
Apiary or beekeeping	A place where bees are kept; a collection of beehives. Raising and keeping of bees for pollination and honey production.
Applicant	A person who applies for a Land Use Review or Building Permit. An applicant can be the owner of the property or someone who is representing the owner, such as a builder, developer, optional purchaser, consultant, or architect.
Arborist	A professional listed as a certified arborist or a registered consulting arborist.
Arcade	An arched or covered passageway; often along building fronts or between streets.
Archaeological sites and objects	<p>Archaeological sites are comprised of archaeological objects or features related to historic or prehistoric activities.</p> <p>Archaeological objects are defined in ORS 358.905</p>
Arterial	The primary function of arterials are to carry local and through traffic to and from destinations outside of the city and to connect cities. Traffic volumes are typically moderate to heavy, and speeds are expected to be moderate to high. Access is limited on arterials.
Area light	Light that produces over two thousand fifty lumens, see Table 17.307.100A: Typical Lumens for Various Lamp Wattages. Area lights include, but are not limited to, street lights, parking lot lights and yard lights.
Articulate/articulation	The jointing and interrelating of building spaces through offsets, projections, overhangs, extensions and similar features.
Attached duplex	A duplex located on its own lot that shares one or more common or abutting walls with one other duplex (for a total of four dwelling units). The common or abutting wall must be shared for at least fifty percent of the length of the side of the dwelling.
Attached house, town home or row house	A dwelling unit located on its own lot which shares one or more common or abutting walls with one or more dwelling units. The common or abutting wall must be shared for at least fifty percent of the length of the side of the dwelling. An attached house does not share common floor/ceilings with other

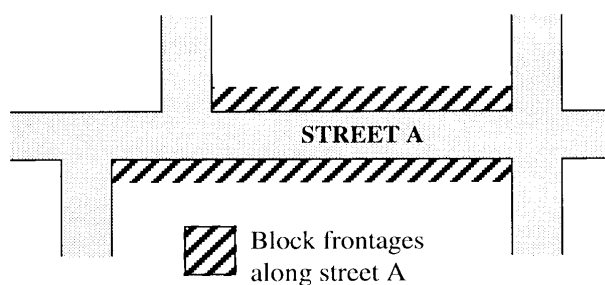
	dwelling units. An attached house is also called a rowhouse or a common-wall house.
Attached structure	Any structure that is attached to another structure by a common wall, by a roof, or by structural connections that allow pedestrian access to both structures. For example, decks or stairways are attached structures when they are connected to another structure. A garage may be attached to another structure by sharing a wall or by a breezeway. Structures connected by an "I" beam or similar connections are not considered attached.
Automatic timing device	A device that automatically controls the operation of a light fixture or fixtures, circuit or circuits. Photocells and light and or motion sensors shall be considered automatic-timing devices.
Automobile-dependent development	Primary or accessory uses servicing motor vehicles, or patrons in motor vehicles, such as motor vehicle repair, gas station, car wash, auto and truck sales, drive-up windows, kiosks, and similar uses.
Automobile-dependent use	A retail service use which provides direct services for motor vehicles where the customer may or may not wait at the site while the service or repair is being performed. Examples of auto-dependent uses are service stations, car washes, quick lubrication services, vehicle repair, transmission or muffler shops, auto body shops, alignment shops, auto upholstery shops, auto detailing, and tire sales and mounting. Auto-dependent use does not include auto sales lots.
Automobile-oriented development	Development in which the site layout and design gives preference to automobiles as the primary mode of transportation.
Automobile-oriented use	Automobiles and/or other motor vehicles are an integral part of the use, such as drive-through restaurants and banks.
Average foot candle	The level of light measured at an average point of illumination between the brightest and darkest areas. The measurement can be made at the ground surface or at four to five feet above the ground.

B

Basic utilities, private and public	<p>Characteristics: Basic Utilities are infrastructure services which need to be located in or near the area where the service is provided. Basic Utility uses generally do not have regular employees at the site. Services may be public or privately provided. All public safety facilities are Basic Utilities.</p> <p>Accessory Uses: Accessory uses may include parking; control, monitoring, data or transmission equipment.</p> <p>Examples: Examples include water and sewer pump stations; sewage disposal and conveyance systems; electrical substations; water towers and reservoirs; water quality and flow control facilities; water conveyance systems; stormwater facilities and conveyance systems; telephone exchanges; bus stops or turnarounds; suspended cable transportation systems; public safety facilities; district heating and cooling systems; solar, wind, or geothermal power generation facilities that are not accessory to a primary structure but serve a single development, subdivision, or subarea of the City; and emergency communication broadcast facilities. Larger-scale utility facilities, and those that do not conform to the above definition (e.g., biomass power generation), may be classified as Industrial uses or “Other” uses (e.g., Utility Corridor) as applicable.</p> <p>Exceptions:</p> <ul style="list-style-type: none"> • Services where people are generally present, other than bus stops or turnarounds, and public safety facilities, are classified as Community Services or Offices. • Utility offices where employees or customers are generally present are classified as Offices. • Bus barns and similar facilities are classified as Warehouse and Freight Movement. • Public or private passageways, including easements, for the express purpose of transmitting or transporting electricity, gas, oil, water, sewage, communication signals, or other similar services on a regional level are classified as Rail Lines and Utility Corridors. • Fire stations and police stations are Community Services.
Bed and breakfast inn	<p>Any establishment located in a structure designed for a single family residence and structures appurtenant thereto, regardless of whether the owner or operator of the establishment resides in any of the structures, that:</p> <ul style="list-style-type: none"> • Has more than two rooms for rent on a daily basis to the

	public; and <ul style="list-style-type: none"> • Offers a breakfast meal as part of the cost of the room.
Bees or beekeeping	See Apiary or Beekeeping above.
Berm	A small rise or hill in a landscape which is intended to buffer or visually screen certain developments, such as parking areas.
Bicycle facility	There are different types of bicycle facilities: In general, a bicycle facility a public or private way designed for and dedicated to bicycle use. It may consist of a road, a lane within or on the shoulder of a road, a path, multi-use path, or other way that is specifically designated for bicycle travel or shared bicycle/ pedestrian travel.
Bikeway	A bikeway is a facility that serves bicycles and typically includes bicycle lanes, multi-use paths, or other facilities specifically designated for bicycle travel, whether exclusively or with other vehicles or pedestrians.
Block	All of the property bounded by streets, rights-of-way, and water features, but is not divided or separated in any way by streets or water features.
Block frontage	All of the property fronting on one side of a street that is between intersecting or intercepting streets, or that is between a street and a water feature, or end of a dead end street. An intercepting street determines the boundary of the block frontage only on the side of the street that it intercepts. See Block Frontage Figure.

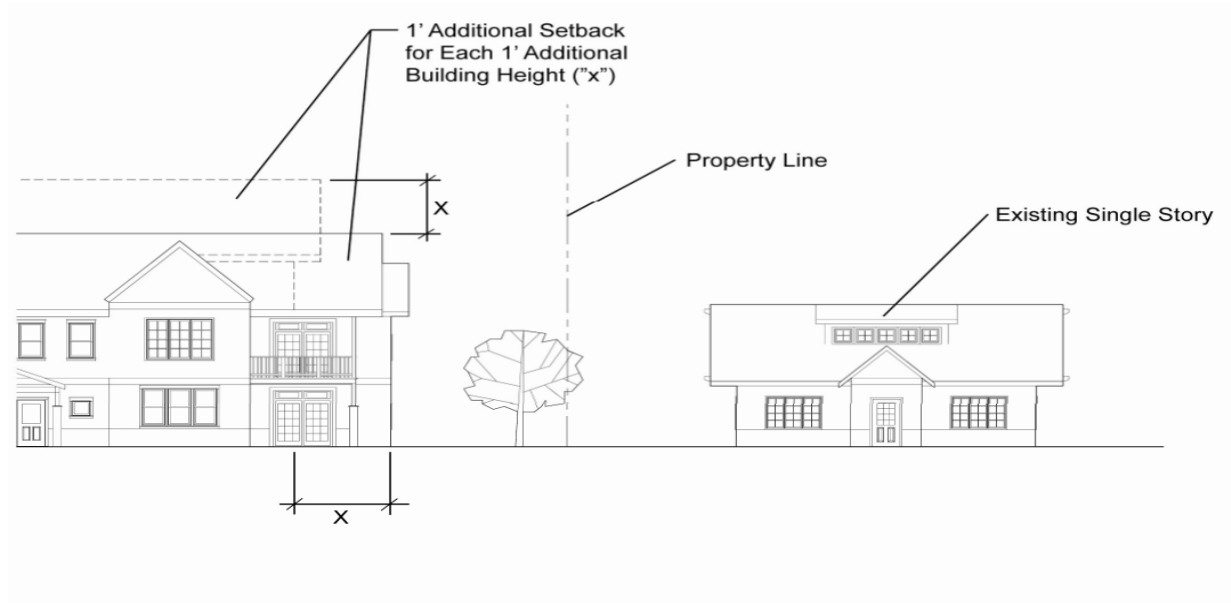
Block Frontage



Bollard	A post of metal, wood or masonry that is used to separate or direct traffic (vehicles, pedestrians and/or bicycles). Bollards may contain sidewalk or pathway lighting.
Boulevard	A street with broad open space areas; typically with planted medians.
Building	A structure that has a roof and is enclosed on at least fifty percent of the area of its sides.
Building area	The total area of a building, both above and below ground, measured from the exterior faces of a building or structure. Gross building area does not include the following:

	<ul style="list-style-type: none"> • Roof area; • Roof top mechanical equipment; and • Roofed porches, exterior balconies, or other similar areas, unless they are enclosed by walls that are more than forty-two inches in height, for fifty percent or more of their perimeter.
Building authority	The person who enforces the building code and regulations for the City, and other codes and regulations as assigned
Building coverage	The area that is covered by buildings, and decks, stairways and entry bridges that are more than thirty inches above grade. Eaves are not included in building coverage.
Building footprint	The outline of a building, as measured around its foundation, or Building Coverage, whichever is greater. The area that is covered by buildings or other roofed structures. A roofed structure includes any structure more than 6 feet above grade at any point, and that provides an impervious cover over what is below. Building footprint also includes uncovered horizontal structures such as decks, stairways and entry bridges that are more than 6 feet above grade. Eaves are not included in building coverage. Underground facilities and structures are defined based on the foundation line.
Building height	The vertical distance above an established base point described in Section 17.103.080(A)(1) and (2). The method for measuring the height of a building is described in Section 17.103.080 Building Height.
Building height step-down	A development standard that requires a transition in allowable building height, whereby the buildings in a specific land use district must “step-down” in elevation where they abut a lower-intensity land use zone. See Building Height Step_Down Figure.

Building Height Step-Down



Building lines	A line running parallel to a lot line that is the same distance from the lot line as the closest portion of a building on the site. See Building Lines Figure.
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Building Lines



Building mass	The aggregate size of a building, or the total height, width, and depth of all its parts.
Building pad	A vacant building site on a lot with other building sites.

Building scale	The dimensional relationship of a building and its component parts to other buildings.
Building site	The area on a lot or parcel that is designated to contain a structure, impervious surface, or non-native landscaping.
Build-to line	A maximum front or street yard setback which is typically required along commercial street frontages to promote a storefront character and pedestrian-oriented design.
Bulb	The source of electric light. To be distinguished from the whole assembly, see Luminaire.
Bus stop	A location where bus service stops to load and unload passengers. For purposes of measuring, the bus stop is the location of a sign denoting the bus stop.

C

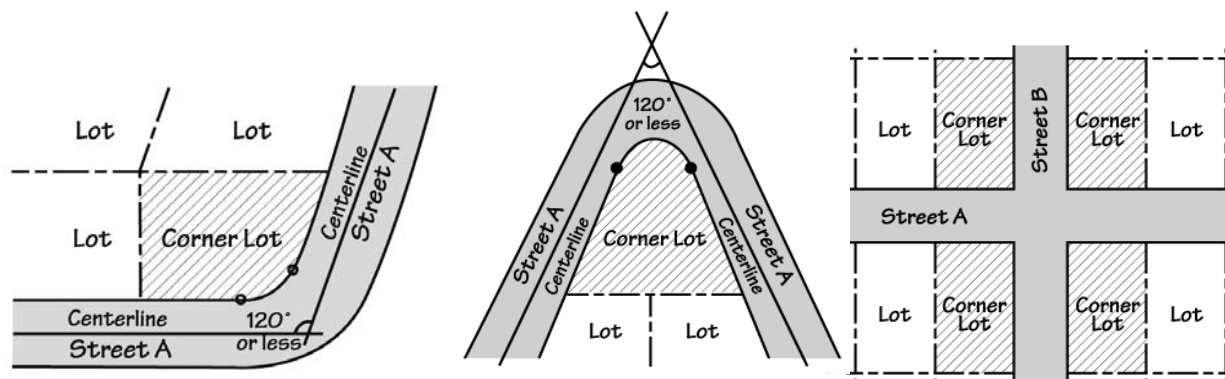
Candela (cd)	Unit of luminous intensity.
Canopy	A permanent roofed structure that may be free-standing or be partially attached to a building, for the purpose of providing shelter to patrons on foot and/or in motor vehicles; does not include a completely enclosed structure.
Capacity	Maximum holding or service ability, as used for transportation, utilities, parks and other public facilities.
Carport	A stationary structure consisting of a roof, its supports, not more than one wall or storage cabinets substituting for a wall, used to shelter motor vehicles, recreational vehicles, or boats.
Center line radius	The radius of a centerline of a street right-of-way.
Certificate of occupancy	A certificate of occupancy or a certificate of inspection issued by the City at the completion of a Building Permit or change of occupancy.
Change of use	Change in the primary type of use on a site.
Child care center, registered or certified family child care home	Facilities that provide care and supervision of minor children for periods of less than twenty-four hours. Registered or Certified Family child care home provides care for not more than sixteen children in accordance with ORS 657A for certification requirements, or as amended.
City	The City of Damascus, Oregon.
Clear and objective	Decision criteria and standards that do not involve substantial discretion or individual judgment in their application.
Clearing	Any activity that removes existing vegetation or strips surface material from any portion of the site.
Collector	The primary function of collectors is to carry traffic within neighborhoods or single land use areas for local travel and connect them to arterials for trips to/from outside of the city. Generally collectors are not used for through traffic. Traffic volumes are low to moderate and travel at low to moderate speed. Access is generally allowed, but may be restricted on

	collectors with high volume, impaired visibility, or other significant problems. Access to residential driveways is limited. On-street parking may be allowed where appropriate.
Collector, minor/major	Type of street that serves traffic within commercial, industrial, and residential neighborhood areas. Connects local neighborhood or district streets to the arterial network. Part of the street grid system.
Colleges	An accredited educational institution or establishment, in particular one providing higher education, specialized professional or vocational training.
Commercial	Land use involving buying/selling of goods or services as the primary activity.
Commercial outdoor recreation	<p>Characteristics: Commercial Outdoor Recreation uses are large, generally commercial uses that provide continuous or temporary recreation or entertainment oriented activities. They generally take place outdoors. They may take place in a number of structures which are arranged together in an outdoor setting. (Temporary Uses are subject to Chapter 17.411).</p> <p>Accessory Uses: Accessory uses may include concessions, farmers' markets, community and market gardens, restaurants, parking, caretaker's quarters, and maintenance facilities.</p> <p>Examples: Examples include amusement parks, theme parks, golf driving ranges, farmer's markets, community and market gardens, farms and farmstands, flea markets, arts and crafts fairs, miniature golf facilities, and similar commercial venues.</p> <p>Exceptions:</p> <ul style="list-style-type: none"> • Uses that draw large numbers of people to periodic events, rather than on a continuous or continuous-seasonal basis, are classified as Major Event Entertainment.
Commercial parking	<p>Characteristics: Commercial Parking facilities provide parking that is not accessory to a specific use. A fee may or may not be charged. A facility that provides both accessory parking for a specific use and regular fee parking for people not connected to the use is also classified as a Commercial Parking facility.</p> <p>Accessory Uses: In a parking structure only, accessory uses may include car washing, and vehicle repair activities.</p> <p>Examples: Examples include short- and long-term fee parking facilities, commercial district shared parking lots, commercial shuttle parking, and mixed parking lots (partially for a specific use, partly for rent to others).</p>

	<p>Exceptions:</p> <ul style="list-style-type: none"> • Parking facilities that are accessory to a use, but which charge the public to park for occasional events nearby, are not considered Commercial Parking facilities. • Parking facilities that are accessory to a primary use are not considered Commercial Parking uses, even if the operator leases the facility to the primary use or charges a fee to the individuals who park in the facility. See Accessory Parking Facilities.
Common area	Land commonly owned to include open space, landscaping or recreation facilities (e. g., typically owned by a homeowners' association).
Common green	A courtyard that provides for pedestrian and bicycle access, but not vehicle access, to abutting property and generally provides a common area for use by residents. A common green may function as a community yard. Hard and soft landscape features may be included in a common green, such as groundcover, trees, shrubs, surfaced paths, patios, benches, or gazebos.
Community garden	A site where any kind of plant, including flowers, is grown, and several individuals or households cultivate the site. The site may be divided into individual allotments, or gardeners may work together to cultivate the entire property. The land may be publicly or privately owned. The plants are grown for personal use by the gardeners, or for donation, and only limited sales are allowed.
Community services; government offices	<p>Characteristics: Community Services are uses of a public, nonprofit, or charitable nature generally providing a local service to people of the community, except for Schools which are categorized separately. Generally, they provide the service on the site or have employees at the site on a regular basis. The service is ongoing, not just for special events. Private lodges, clubs, and non-profit athletic or health clubs that have membership provisions are open to the general public to join at any time may be considered a Community Service. Uses providing mass shelter or short term housing where tenancy may be arranged for periods of less than one month when operated by a public or non-profit agency may also be considered a Community Service. The use may also provide special counseling, education, or training of a public, nonprofit or charitable nature.</p> <p>Accessory Uses: Accessory uses may include offices; meeting areas; home, community or market gardens, food distribution and food preparation areas; parking, health and therapy areas; daycare uses; and athletic facilities.</p>

	<p>Examples: Examples include city hall, county government and administrative offices, libraries, fire stations, police stations, museums, senior centers, community centers, publicly owned swimming pools, youth club facilities, hospices, ambulance stations, drug and alcohol centers, social service facilities, mass shelters or short term housing when operated by a public or non-profit agency, vocational training for the physically or mentally disabled, cemetery, soup kitchens, and food distribution centers.</p> <p>Exceptions:</p> <ul style="list-style-type: none"> • Private commercial athletic clubs, golf clubs (e.g., clubhouse or restaurant exceeding two thousand square feet of floor area), and private museums and similar commercial uses are classified as Retail Sales and Services. • Parks are in Parks and Open Areas. • Uses where tenancy is arranged on a month-to-month basis, or for a longer period are residential, and are classified as Household or Group Living. • Public safety facilities are classified as Basic Utilities.
Comprehensive plan	The current adopted Comprehensive Plan of the City of Damascus.
Conditional use	A use that requires a Conditional Use Permit. See Chapter 17.404.
Condominium	Ownership of a single unit in a multi-unit structure that includes common areas and facilities.
Conservation easement	An easement that protects identified conservation values of the land, such as wetlands, woodlands, significant trees or groves, floodplains, wildlife habitat, and similar resources. A Conservation Easement may be combined with an Open Space easement if appropriate. (See also <i>Open Space Easement</i>)
Conservation landmark	A Conservation Landmark may include buildings, portion of a building, sites, trees, statues, signs, or other objects or spaces that the City has designated or listed for their special historic, cultural, archaeological, or architectural merit. They are primarily of local or neighborhood importance.
Corner lot	A lot that has frontage on more than one intersecting street. A street that curves with angles that are one hundred twenty degrees or less, measured from the center line of the street, is considered two intersecting streets for the purpose of evaluating whether a lot is a corner lot. See Corner Lots Figure below.

Corner Lots



Corner radius	The radius of a street corner, as measured around the curb or edge of pavement.
Cornice	The projecting horizontal element that tops a wall or flat roof.
Cottage	A small house, generally containing not more than one thousand two hundred square feet of floor area that may be used as an accessory dwelling.
Cottage cluster	A group of two or more cottages on one lot.
Council	The City Council of Damascus, Oregon.
Courtyard	A court or enclosure adjacent to a building, which usually provides amenities such as gardens, planters, seating, or art.
Crown cover	The area directly beneath the crown and within the drip line of a tree or shrub. The crown consists of the above ground branches, stems, and leaves.
Curb cut	A driveway opening delineated by a concrete apron along a street.

D

Daycare facility	See Childcare for care for minor children. Daycare facility means a public, private, or nonprofit facility for the day or evening (but not overnight) care of children or adults outside of their homes. Examples may include daycare centers, nursery schools, preschools and before-and-after school care programs, adult memory care. NOTE: If a daycare facility qualifies for licensing by the State of Oregon, it may also require a City Business License.
Days	Calendar days, unless specifically stated as working days. Working days include Monday through Friday, excluding holidays.
Dead-end street	A street that connects to another street at only one end and does not have a City-approved turnaround on its other end. A pedestrian connection may extend from the end of a dead-end

	street to connect with another street of any type, or with another pedestrian connection.
Dedication	The designation of land by its owner for any public use as shown on a subdivision plat or deed. The term may also be used for dedications to a private homeowners' association.
Density(ies)	A measurement of the number of dwelling units in relationship to a specified amount of land. Density is a measurement used generally for residential uses. Density methodology is described in Chapter 17.103.
Develop	To construct or alter a structure or to make a physical change to the land including excavations and fills.
Developed areas not providing vegetative cover	Areas that lack sufficient vegetative cover to meet the one-acre minimum mapping units of any other type of vegetative cover.
Developed flood area	A flood area (a) upon which a building or other structure has been located, or (b) that is an uncovered, hard-surfaced area or an area covered with a perforated hard surface (such as "Grasscrete") that is able to withstand vehicular traffic or other heavy-impact uses; provided, however, that graveled areas shall not be considered developed flood areas.
Development	<p>All improvements on a site, including buildings, other structures, parking and loading areas, landscaping, paved or graveled areas, and areas devoted to exterior display, storage, or activities. Development includes improved open areas such as plazas and walkways, but does not include natural geologic forms or unimproved land.</p> <p>Development may also mean any man-made change defined as buildings or other structures, mining, dredging, paving, filling, or grading in amounts greater than ten cubic yards on any lot or excavation. In addition, any other activity that results in the removal of more than ten percent of the vegetation in the Water Quality Resource Area on the lot, is defined as development, for the purpose of Title 3 except that less than ten percent removal of vegetation on a lot must comply with Section 17.309 - Erosion and Sediment Control. In addition, any other activity that results in the removal of more than either ten percent or twenty thousand square feet of the vegetation in Habitat Conservation Areas on the lot is defined as development, for the purpose of Title 13. When individual trees are removed, the area contained within the tree's drip line shall be the basis for calculating the square footage of vegetation removed.</p> <p>Development does not include the following:</p> <ol style="list-style-type: none"> 1. Stream enhancement or restoration projects approved

	<p>by cities and counties; or</p> <p>2. Farming practices as defined in ORS 30.930 and farm use as defined in ORS 215.203, except that buildings associated with farm practices and farm uses are subject to the requirements of this Ordinance.</p> <p>Development does not include the following:</p> <ol style="list-style-type: none"> 1. Stream enhancement or restoration projects approved by cities and counties; 2. Farming practices as defined in ORS 30.930 and farm use as defined in ORS 215.203, except that buildings associated with farm practices and farm uses are subject to the requirements of Titles 3 and 13 of the Metro Functional Plan; 3. Forest Practices allowed under the Oregon Forest Practices Act and consistent with the City's Urban Forestry Ordinance; and 4. Construction on lots in subdivisions meeting the criteria of ORS 92.040(2). <p>See also Exterior Improvements.</p>
Diameter at breast height (DBH)	The caliper or diameter of a tree at breast height measured at four and one-half feet above grade.
Disabled person	For the purposes of this Code, a disabled person is a person who has a condition of physical or mental disability which substantially limits one or more major life activities as stated in Section 504 of the Federal Rehabilitation Act of 1973 and State law.
Discontinued use	A use that physically left the land it was on, a permitted use that ceased, or a use terminated at the end of a lease or contract. See Chapter 17.407 Non-Conforming Uses and Developments. A use is considered temporarily discontinued during the first two years after it ceases, after which it is considered permanently discontinued.
Discretionary	Permit action or decision that involves substantial judgment or discretion.
Disturb	<p>Man-made changes to the existing physical status of the land, which are made in connection with development. The following uses are excluded from the definition:</p> <ul style="list-style-type: none"> • enhancement or restoration of the Water Quality Resource Area;

	<ul style="list-style-type: none"> planting native cover identified in the Metro Native Plant List.
Disturbance area	An area that contains all temporary and permanent development, exterior improvements, and staging and storage areas on the site, both existing and proposed. For new development the disturbance area must be contiguous. Vegetation planted for resource enhancement and agricultural and pasture land is not included.
Drainage way	An open linear depression, whether constructed or natural, that functions for the collection and drainage of surface water. It may be permanently or temporarily inundated.
Drip line	Imaginary line around a tree or shrub at a distance from the trunk equivalent to the canopy (leaf and branch) spread. The outermost edge of a tree's canopy; when delineating the drip line on the ground, it will appear as an irregularly shaped circle defining the canopy's perimeter.
Drive-through/drive-up facility	A facility or structure that is designed to allow drivers to remain in their vehicles before and during an activity on the site. Drive-through facilities are a type of site development that is usually found in conjunction with a Vehicle Service use or a Retail Sales and Service use. Drive-through/drive-up facilities also include facilities designed for the rapid servicing of vehicles, where the drivers may or may not remain in their vehicles, but where the drivers usually either perform the service for themselves, or wait on the site for the service to be rendered. Drive-through facilities may serve the primary use of the site or may serve accessory uses. Examples are drive-up windows; automatic teller machines; coffee kiosks and similar vendors; menu boards; order boards or boxes; gas pump islands; car wash facilities; auto service facilities, such as air compressor, water, and windshield washing stations; quick-lube or quick-oil change facilities; and drive-in theaters.
Driveway	<p>There are two types of driveways:</p> <ul style="list-style-type: none"> The area that provides vehicular access to a site from a street. A driveway is the same width as the curb cut excluding any aprons or extensions of the curb cut. This type of driveway begins at the street and extends into the site. A driveway does not include parking, maneuvering, or circulation areas in parking areas, such as aisles; and The area that provides vehicular circulation between two or more noncontiguous parking areas. A driveway does not include maneuvering or circulation areas within the interior of a parking area. Where required by Code for fire safety, a driveway must be used exclusively for

	circulation, with no abutting parking spaces.
Driveway apron/approach	The edge of a driveway where it abuts a public way; usually constructed of concrete.
Drought-tolerant/drought-resistant plants or xeriscaping	. As listed and described in the [Sunset Western Garden Book/other] for the area in which the development site is located (latest edition).
Duplex	A building that contains two primary dwelling units on one lot. The units must share a common wall or common floor/ceiling.
Dwelling unit	A building, or a portion of a building, that has independent living facilities including provisions for sleeping, cooking, and sanitation, and that is designed for residential occupancy by a group of people. Buildings with more than one set of cooking facilities are considered to contain multiple dwelling units or accessory dwelling units, unless the additional cooking facilities are clearly accessory to the primary use, such as an outdoor grill.

E

Easement	A grant of rights by a property owner that allows others to use the owner's land for a specific purpose, such as access, or to locate utilities. Recorded and on record at Clackamas County.
Eave	Projecting overhang at the lower border of a roof and extending from a primary wall or support. See Eave Figure.

Eave



Ecological functions	The primary biological and hydrologic characteristics of healthy fish and wildlife habitat. Riparian ecological functions include microclimate and shade, stream flow moderation and water storage, bank stabilization and sediment/pollution control, sources of large woody debris and natural channel dynamics, and organic material sources. Upland wildlife ecological functions include size of habitat area, amount of
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	habitat with interior conditions, connectivity of habitat to water resources, connectivity to other habitat areas, and presence of unique habitat types.
Ecologically/scientifically significant natural areas	Land and water that has substantially retained its natural character, but is not necessarily completely natural or undisturbed, and which is significant for historical, scientific, paleontological, archeological, or natural features.
Effective Impervious Area	A subset of total impervious area that is hydrologically connected via sheet flow or discrete conveyance to a drainage system or receiving body of water.
Elevation	Scaled drawing of the outside wall of a building or structure, from grade to roof ridgeline, typically specifying materials, color, and dimensions.
Emergency	Any man-made or natural event or circumstance causing or threatening loss of life, injury to person or property, and includes, but is not limited to, fire, explosion, flood, severe weather, drought earthquake, volcanic activity, spills or releases of oil or hazardous material, contamination, utility or transportation disruptions, and disease.
Engineer	A registered professional engineer licensed by the State of Oregon.
Enhancement	The process of improving upon the natural functions and/or values of an area or feature that has been degraded by human activity. Enhancement activities may or may not return the site to a pre- disturbance condition, but create/recreate beneficial processes and features that occur naturally.
Erosion	Erosion is the movement of soil particles resulting from actions of water or wind.
Evidence	Application materials, plans, data, testimony and other factual information used to demonstrate compliance or non-compliance with a code standard or criterion.
Excavating or filling	The removal, placement, or replacement of earth, concrete, asphalt, and similar non-decomposable materials whether permanent or temporary in nature. Excavating or filling does not include the movement of earth or placement of gravel, asphalt, or other paving materials that is done in conjunction with road improvements. It does not include the excavation of mineral or aggregate resources. Excavating or filling includes the terms grading, preloading, surcharging, and stockpiling.
Exterior alteration	An alteration that is outside any buildings.
Exterior display	Exterior display includes the outdoor display of products, vehicles, equipment, and machinery for sale or lease. Exterior display is an outdoor showroom for customers to examine and compare products. There is variety or a distinction among the goods on display, through different products, brands, or models. The display area does not have to be visible to the street.

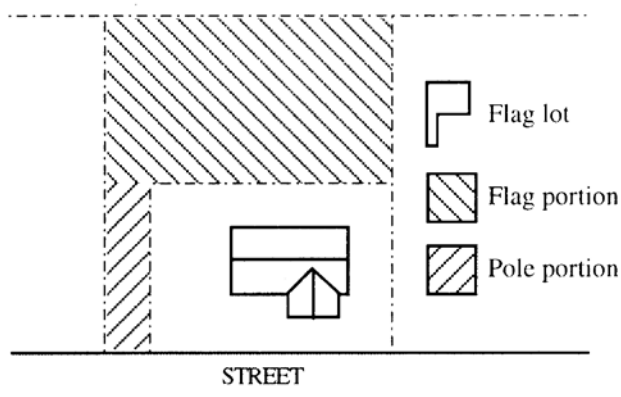
	Exterior display does not include goods that are being stored or parked outside, if there is no variety or distinction among the goods, and the goods are not examined and compared by customers. It does not include damaged or inoperable vehicles, vehicles or equipment being serviced, bulk goods and materials, and other similar products. Exterior display does not include car and boat sales and leasing when such vehicles are not accessible to customers to inspect and compare; this situation is considered exterior storage. Examples of uses that often have exterior display are car and boat sales and leasing, and plant nurseries. See also Exterior Work Activities and Exterior Storage.
Exterior improvements	All improvements except buildings or other roofed structures. Exterior improvements include surface parking and loading areas, paved and graveled areas, and areas devoted to exterior display, storage, or activities. It includes improved open areas such as plazas and walkways, but does not include vegetative landscaping, natural geologic forms, or unimproved land. See also Development.
Exterior lighting	Temporary or permanent lighting that is installed, located or used in such a manner to cause light rays to shine outside. Fixtures that are installed indoors that are intended to light something outside are considered exterior lighting for the intent of Chapter 17.307 Outdoor Lighting Standards.
Exterior storage	<p>Exterior storage includes the outdoor storage of goods that generally have little or no differentiation by type or model. The goods may be for sale or lease, but if so, they are the type that customers generally do not inspect and compare. Exterior storage also includes the outdoor storage of goods for sale, lease or rent that may be differentiated by type or model, but that are not accessible for customers to inspect or compare. Exterior storage includes the storage of raw or finished goods (packaged or bulk), including gases, oil, chemicals, gravel; building materials, packing materials; salvage goods; machinery, tools, and equipment; vehicles that are for sale, lease or rent, which are not accessible to the customer to inspect or compare; vehicles that have been unloaded at port facilities and are waiting transport to off-site locations; vehicles that have been towed and are being kept in an impound lot; and other similar items.</p> <p>The storage of recreational vehicles outdoors is also considered exterior storage. Damaged or inoperable vehicles, or vehicles that have missing parts, which are kept outside are also included as exterior storage. Examples of uses that often have exterior storage are lumber yards, wrecking yards, tool and</p>

	equipment rental, bark chip and gravel sales, car dealerships or car rental establishments, and port facilities. See also Exterior Display and Exterior Work Activities.
Exterior work activities	Exterior work activities include the outdoor processing, assembly, or fabrication of goods; the maintenance, repair, and salvage of vehicles and equipment; and other similar activities that generally have an industrial orientation. Exterior work activities do not include normal pick-up and deliveries to a site, parking, excavation and fills, exterior eating areas, outdoor recreation, or outdoor markets. See Exterior Display and Exterior Storage.

F

Facade	The front or street-facing elevation of a structure.
Family day care home	See Child Care Center, Registered or Certified Family Child Care Home
Farm products	Fruits, vegetables, mushrooms, herbs, nuts, shell eggs, honey or other bee products, flowers, nursery stock, livestock food products (including meat, milk, cheese and other dairy products), and fish.
Farmers' market	<p>Farmers' markets are events where farmers, ranchers, and other agricultural producers sell food, plants, flowers, and added-value products, such as jams and jellies, they have grown, raised, or produced from products they have grown or raised and at which</p> <ol style="list-style-type: none"> 1. At least fifty percent of the products sold are farm products or value-added farm products, and 2. At least fifty percent of the vendors regularly participating during the market's hours of operation are producers, or family members or employees of producers. In addition, some vendors sell food that is available for immediate consumption on site, and some may be community groups, services, or other vendors or organizations. Farmers' markets occur on a regular or seasonal basis, and are free and open to the public.
Farming or farm use	Includes utilization of land to raise, harvest, or sell crops; feed, breed, manage, and sell livestock, poultry, fur-bearing animals, honeybees, or their produce; dairy and sell dairy products; or any other agricultural or horticultural use, animal husbandry, timber agricultural use, or combination thereof. Farm uses include preparation or processing and storage of products raised on such land, but do not include construction or use of dwellings and other buildings customarily provided in conjunction with farm uses. Subject to Right To Farm law ORS 30.930, or as

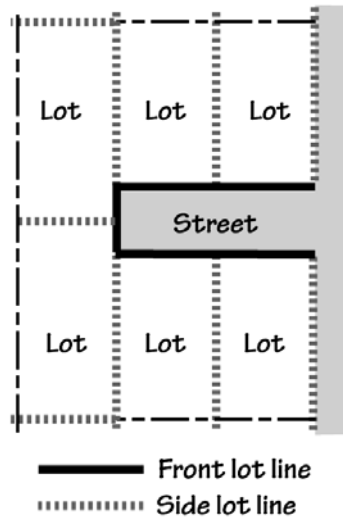
	amended.
Fill	Any material such as, but not limited to, sand, gravel, soil, rock or gravel that is placed in a wetland or floodplain for the purposes of development or redevelopment.
Final plat	The diagrams, drawings, and other writing containing all the descriptions, locations, dedications, provisions and information concerning a land division.
Fire apparatus lane or fire lane	Unobstructed area or driveway meeting Uniform Fire Code requirements; typically may not be used for parking or loading area.
Fish and wildlife habitat areas	Lands that contain significant food, water, or cover for native terrestrial and aquatic species of animals. Examples include forests, fields, riparian areas, wetlands, and water bodies.
Fixture	The assembly that holds the lamp in a lighting system. It includes the elements designed to give light output control, such as a reflector (mirror) or refractor (lens), the ballast, housing, and the attachment parts.
Fixtures, eighty-five degree full cut-off type	Fixtures that do not allow light to escape above an eighty-five degree angle measured from a vertical line from the center of the lamp extended to the ground.
Fixture, full cutoff	A fixture which, as installed, gives no emission of light above the horizontal plane.
Flag lot	A lot with two distinct parts (See Flag Lot Figure below): <ul style="list-style-type: none"> • The flag, which is the only building site; and is located behind another lot; and • The pole, which connects the flag to the street; provides the only street frontage for the lot; and at any point is less than the minimum lot width for the zone.

Flag Lot

Floor Area Ratio (FAR)	The amount of floor area in relation to the amount of site area, expressed in square feet. For example, a floor area ratio of 2 to 1 means two square feet of floor area for every one square
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	foot of site area.
Flood areas	Those areas contained within the 100-year flood plain and flood way as shown on the Federal Emergency Management Agency Flood Insurance Maps and all lands that were inundated in the February 1996 flood (note that areas that were mapped as flood areas but were filled to a level above the base flood level prior to September 30, 2005, consistent with all applicable local, State, and Federal laws shall no longer be considered habitat based on their status as flood areas).
Flood hazard area	Land that is in the 100-year floodplain as currently defined by the Federal Emergency Management Agency (FEMA).
Flood light	Light that produces up to one thousand eight hundred lumens, see Chapter 17.307 for Light Output of Various Lamps, and is designed to "flood" a well-defined area with light. Generally, floodlights produce from one thousand to one thousand eight hundred lumens.
Flood management areas	All lands contained within the 100-year flood plain, flood area and flood way as shown on the Federal Emergency Management Agency Flood Insurance Maps and the area of inundation for the February 1996 flood. In addition, all lands which have documented evidence of flooding.
Flood plain	The land subject to periodic flooding, including the 100-year flood plain as mapped by FEMA Flood Insurance Studies or other substantial evidence of actual flood events.
Flood way	The active flowing channel during a flood, as designated on flood maps for the City; the channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than a designated height. The portion of a watercourse required for the passage or conveyance of a given storm event as identified and designated by the City of Damascus, in Clackamas County, Oregon pursuant to this Ordinance. The flood way shall include the channel of the watercourse and the adjacent flood plain that must be reserved in an unobstructed condition in order to discharge the base flood without flood levels by more than one foot.
Floor area	<p>The total floor area of a building, both above and below ground with a clear ceiling height of at least seven feet. Floor area is measured from the interior walls of a building or structure and does not include the following:</p> <ul style="list-style-type: none"> • Roof area; • Roof top mechanical equipment; and • Roofed porches, exterior balconies, or other similar areas, unless they are enclosed by walls that are more than forty-

	two inches in height, for fifty percent or more of their perimeter. Vents, shafts, courtyards, stairwells, elevator shafts, rooms designed and used for the purpose of storage and operations of maintenance equipment and enclosed or covered parking areas.
Food vending-mobile cart	A mobile vending cart that can be moved to different locations that serves food or non-alcoholic beverages to be consumed on-or-off-site. Such cart shall not exceed a size of one hundred forty square feet, excluding roof overhangs and wheels, by eight feet in height and has no permanent connections to any utility service (water, sewer or electricity).
Food vending-vehicle	A food vending vehicle means a readily movable motorized-wheeled vehicle or a towed vehicle designed and equipped to prepare or serve and sell food, but which does not include mobile vending carts.
Foot candle	A unit of illumination (light standards), equal to one lumen per square foot, or the amount of light from a source of one candela directly thrown on a square foot of surface at a distance of one foot. Measured by a light meter.
Forest canopy	Areas that are part of a contiguous grove of trees of one acre or larger in area with approximately 60% or greater crown closure, irrespective of whether the entire grove is within 200 feet of the relevant water feature.
Front lot line	A lot line, or segment of a lot line, that abuts a street. On a corner lot, the front lot line is the shortest of the lot lines that abut a street. If two or more street lot lines are of equal length, then the applicant or property owner can choose which lot line is to be the front lot line. However, a through lot has two front lot lines regardless of whether the street lot lines are of equal or unequal length. See Front and Side Lot Lines Figure below.

Front and Side Lot Lines

Frontage	The dimension of a property line abutting a public or private street.
Frontage street or road	A minor street that parallels an arterial street or highway in order to provide access to abutting properties and minimize direct access onto the arterial or highway.
Functional road and street classification	A road or street's functional classification reflects its role in the transportation system and defines desired operational and design characteristics. A functional classification determines a road or street's intended purpose and helps guide design features such number of travel lanes, right-of-way width, multi-modal facilities, landscaping, and street amenities.
Future division plan, development plan, or shadow plat	A document that shows lot, tract and right- of-way boundaries for all potential future phases of a land division. The plan is not binding on the City or the applicant. The purpose of the plan is to document that the design of the first phase of the plan does not preclude future phases from meeting City standards. May also be referred to as a Shadow plat.

G

Garage	A covered structure designed to provide shelter for vehicles, and which is accessory to a use in these structure types: houses, attached houses, duplexes, mobile homes, or houseboats. Carports are considered garages. Floor area adjacent to the space designed to provide shelter for vehicles, if not entirely separated from the garage area by floor-to-ceiling walls, is considered part of the garage. A garage may be attached to or detached from another structure. See also Structured Parking.
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Geotechnical peer review	An independent review of a geotechnical report to check for compliance with minimum Code standards, completeness, note obvious factual errors, consistency of data with conclusions, and standards of the geotechnical practice, as well as identifying areas where the proposed design may lead to future significant problems.
Glare	Intense light that results in discomfort and/or a reduction of visual performance and visibility.
Grade	The lowest point of elevation of the finished surface of the ground, paving, or sidewalk within the area between the building and the property line or, when the property line is more than five feet from the building, between the building and a line five feet from the building. This is the definition used in the Oregon Structural Specialty Code.
Grading	All cuts, fills, embankments, stockpile areas, and equipment maneuvering areas associated with development.
Grocery store or groceries	A retail trade establishment in which more than fifty percent of the public floor area is dedicated to the sale of perishable and non-perishable food items which are intended for preparation and consumption off site.
Ground cover	Living or processed plant material (e. g., mulch, bark chips) that is used to cover bare ground. See Chapter 17.302 Landscaping, Street Trees, Fences and Walls.
Group care facility	A residence for six to fifteen physically or mentally disabled persons, and for staff persons. The facility may provide residential care alone, or in conjunction with training or treatment. This definition includes the State definition of Residential Facility; or Residential home/group care home.
Group care home	A residence for five or fewer physically or mentally disabled persons, and for staff persons. The residence may provide residential care alone, or in conjunction with training or treatment. This definition includes the State definition of Residential Home.
Group living	Characteristics: Group living is characterized by the residential occupancy of a structure by a group of people who do not meet the definition of Household Living. The size or composition of the group is different than that of a Household. Tenancy is arranged on a month-to-month basis, or for a longer period. Uses where tenancy may be arranged for a shorter period are not considered residential. They are considered to be a form of transient lodging (see the Retail Sales and Service and Community Service categories). Generally, Group Living structures typically have a common eating area for residents, though individual units may have a kitchen. The residents may or may not receive any combination of care, training, or treatment, as long as they also reside at the site. Group Living may include the State definition

	<p>of Residential Facility.</p> <p>Accessory Uses: Accessory uses commonly found are recreational facilities, parking of autos for the occupants and staff, and parking of vehicles for the facility.</p> <p>Examples: Examples include dormitories; fraternities and sororities; monasteries and convents; nursing and convalescent homes; assisted living and similar retirement facilities where some level of daily care is provided by on-site staff; some group homes for the physically disabled, mentally disabled, or emotionally disturbed; some residential programs for drug and alcohol treatment; and alternative or post incarceration facilities.</p> <p>Exceptions:</p> <ul style="list-style-type: none"> • Lodging where tenancy may be arranged for periods less than one month is considered a hotel or motel use (or hospital) and is classified in the Retail Sales and Service or other category. However, in certain situations, lodging where tenancy may be arranged for periods less than one month may be classified as a Community Service use such as publicly assisted, short term housing. • Lodging where the residents meet the definition of Household, and where tenancy is arranged on a month-to-month basis, or for a longer period, is classified as Household Living. • Facilities for people who are under judicial detainment and are under the supervision of sworn officers are included in the Detention Facilities category.
Group living structure	A structure that contains sleeping areas and at least one set of cooking and sanitary facilities that is used as a residence for Group Living uses:

H

Habitat Conservation Area or HCA	An area identified on the Habitat Conservation Areas Map and subject to the development standards.
Habitat-friendly development	A method of developing property that has less detrimental impact on fish and wildlife habitat than does traditional development methods. Examples include clustering development to avoid habitat, using alternative materials and designs such as pier, post, or piling foundations designed to minimize tree root disturbance, managing storm water on-site to help filter rainwater and recharge groundwater sources, collecting rooftop water in rain barrels for reuse in site landscaping and

	gardening, and reducing the amount of effective impervious surface created by development.
Hardscape	Non-vegetative landscape materials or installations, including pathways, decorative pavers, benches, drinking fountains, arbors, pergolas, playgrounds, plazas, and similar amenities.
Hazardous substances	Any substance, material, or waste listed below: Nuclear or radioactive materials or waste; Chemicals Subject to Reporting Under Title III of the Superfund Amendments and Reauthorization Act (SARA) of 1986, published July, 1987, U. S. Environmental Protection Agency; and Hazardous Materials Table, in the Code of Federal Regulations (CFR), Title 49, Part 172.101.
Hillside and potentially geologic hazardous lands	Lands identified on the City's Natural Features Inventory, Natural Hazards Report determined to be potentially subject to landslide and other geologic hazards. Such lands include, but are not limited to, those mapped by the Oregon Department of Geology and Mineral Industries (DOGAMI) and those identified by a qualified professional as potentially rapidly moving landslide hazard areas historic landslide hazard areas.
Historic context	The significant historic environment and background related to a historic resource that describes or explains the role played by that resource in the development of the city, region, state or nation. This includes physical development, notable events, and other human activity.
Historic ensemble	A geographic grouping of historic resources that collectively have historic significance that is greater than the individual significance of any one resource in the group.
Historic landmark	Historic Landmark designations may include buildings, a portion of a building, sites, trees, statues, signs, or other objects or spaces that the City or the Keeper of the National Register of Historic Places has designated or listed for their special historic, cultural, archaeological, or architectural merit.
Historic landslide areas	Areas where landslides have occurred in the past. See also Hillside and Potentially Geologic Hazardous Lands.
Historic resource	A structure or object that has historic significance. Historic Resources include: <ul style="list-style-type: none"> • Archaeological Resources • Historic Landmarks, including those that are listed in the National Register of Historic Places • Conservation Landmarks • Conservation Districts

	<ul style="list-style-type: none"> • Historic Districts, including those listed in the National Register of Historic Places • Structures or objects that are identified as contributing to the historic significance of a Historic District or a Conservation District or • Structures or objects that are included in the Historic Resources Inventory
Historic resources inventory	The Historic Resources Inventory is a documentation and preliminary evaluation of historic resources. Information for each resource includes a photograph, the year the resource was constructed, the builder or architect, original owner, significant features, architectural style, and, in most cases, a ranking for significance.
Historic value	A physical, aesthetic, scenic, educational, or other characteristic that is a reminder of important events or developments in the community's past.
Holiday lighting	Festoon type lights, limited to small individual bulbs on a string, where the output per bulb is no greater than fifteen lumens.
Home garden	A personal garden grown on a property, typically developed with a residence.
Home based business, home based business site	A business activity that is carried out on the same site as a dwelling unit, and which is accessory to the Household Living use on the site, subject to the provisions of Chapter 17.201 Residential Zones and Chapter 17.412 Home Based Business Permits.
Hotel/motel	A building or portion thereof designed and used for occupancy of transient individuals lodged with or without meals. See ORS 446.310.
House	See Dwelling Unit.
Household living	Characteristics: Household Living is characterized by the residential occupancy of a dwelling unit by a household. Where units are rented, tenancy is arranged on a month-to-month basis, or for a longer period. Uses where tenancy may be arranged for a shorter period are not considered residential. They are considered to be a form of transient lodging (see the Retail Sales and Service and Community Service categories). Apartment complexes that have accessory services such as food service, dining rooms, and housekeeping are included as Household Living. Single Room Occupancy (SRO) housing, that do not have totally self-contained dwelling units (i.e., with kitchen and wash room facilities) are also included if at least two thirds of the units are rented on a monthly basis. SROs may have a common food preparation area, but meals are prepared individually by the residents. In

	<p>addition, temporary medical hardship dwellings, and residential homes as defined by the State of Oregon, are included in the Household Living category.</p> <p>Accessory Uses: Uses commonly found are private yards and gardens, private recreational activities, raising of pets, hobbies, home based businesses (subject to Code requirements), and parking of the occupants' vehicles, but not including residential occupancy of any vehicle. Home based businesses, accessory dwelling units, and bed and breakfast facilities are accessory uses that are subject to additional regulations.</p> <p>Examples: Uses include living in houses, duplexes, apartments, condominiums, retirement center apartments (not otherwise categorized as Group Living), manufactured homes, and other structures with self-contained and permitted dwelling units. Examples also include living in Single Room Occupancy hotels if the provisions are met regarding length of stay and separate meal preparation.</p> <p>Exceptions:</p> <ul style="list-style-type: none"> • For purposes of this code, a recreational vehicle is not considered a dwelling, except when it is permitted within a City approved mobile home park or manufactured home park where the vehicle is connected to a electrical utility and City sewer and water systems in accordance with ORS 197.493. • Lodging in a dwelling unit or Single Room Occupancy Hotel (SRO) where less than two thirds of the units are rented on a monthly basis or longer is considered a hotel or motel use and is classified in the Retail Sales and Service category. SROs which include common dining are classified as Group Living. • Guest houses that contain kitchen facilities are not accessory to Household Living uses; such houses may be allowed as Accessory Dwellings or as part of a multifamily development, subject to applicable code requirements. • In certain situations, lodging where tenancy may be arranged for periods less than one month may be classified as a Community Service use, such as publicly assisted, short term housing or mass shelter in the event of an emergency declared by a government agency.
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Human-scale design/development	Site and building design elements that are dimensionally related to pedestrians, such as: small building spaces with individual entrances (e. g. , as is typical of downtowns and main street developments); larger buildings that have articulation and detailing to break up large masses; narrower streets with tree canopies; smaller parking areas or parking areas broken up into small components with landscaping; and pedestrian amenities, such as sidewalks, plazas, outdoor seating, lighting, weather protection (e. g. , awnings or canopies), and similar features. These features are all generally smaller in scale than those that are primarily intended to accommodate automobile traffic. See also, Pedestrian-Oriented Development.
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I

Identified natural features (e.g., wetlands or streams)	Natural features that are identified in the National Wetlands Inventory/Local Wetlands Inventory and/or other references used by the City or natural resource regulatory agency, as being significant and in need of protection.
IESNA - Illuminating Engineering Society of North America (IES or IESNA)	The professional society of lighting engineers, including those from manufacturing companies, and others professionally involved in lighting.
Illuminance	<p>Density of luminous flux incident on a surface. Unit is foot-candle or lux. Illuminating devices:</p> <ol style="list-style-type: none"> 1. Light fixture types: <ol style="list-style-type: none"> a. Full cutoff fixture types - A fixture which, as installed, gives no emission of light above a horizontal plane. b. Floodlights and Spotlights - Fixtures defined as having a full beam width or beam spread of less than one hundred ten degrees. 2. Lamp types: <ol style="list-style-type: none"> a. Incandescent lamps - Lamps which produce light via an electrically heated metallic filament. b. Fluorescent lamps - Lamps that use fluorescence of a phosphor to produce visible light. c. High Intensity Discharge Lamps - Lamps, which produce visible light directly by the electrical heating or

	excitation of a gas. Examples of such lighting include, but are not limited to: metal halide, high pressure sodium, low pressure sodium and mercury vapor. For purposes of Chapter 17.307 Outdoor Lighting Standards, fluorescent lights are not considered HID lighting.
Impervious surface	Surface area that does not allow for water infiltration, or has a runoff coefficient of 0.90 or more (e. g., non-permeable pavement, solid rock, roofs, foundations, underground tanks and vaults, and similar areas).
Incidental and subordinate to	Secondary to, and less apparent, than the primary use or other portion of the development.
Industrial service	<p>Characteristics: Industrial Service firms are engaged in the repair or servicing of industrial, business or consumer machinery, equipment, products or by-products. Firms that service consumer goods do so by mainly providing centralized services for separate retail outlets. Contractors and building maintenance services and similar uses perform services off-site. Few customers, especially the general public, come to the site.</p> <p>Accessory Uses: Accessory uses may include offices, parking, storage, and docks.</p> <p>Examples: Examples include:</p> <p>Tier 1: Welding shops; machine shops; tool repair; electric motor repair; repair of scientific or professional instruments;</p> <p>Tier 2: Building, heating, plumbing or electrical contractors; printing, publishing and lithography; exterminators; janitorial and building maintenance services;</p> <p>Tier 3: Sales, repair, storage, salvage or wrecking of heavy machinery, metal, and building materials; towing and vehicle storage; auto and truck salvage and wrecking; heavy truck servicing and repair; tire re-treading or recapping; truck stops; large scale recycling processing operations; fuel distributors; solid fuel yards; laundry, dry cleaning, and carpet cleaning plants.</p> <p>Exceptions:</p> <ul style="list-style-type: none"> Contractors and others who perform Industrial Services off-site are included in the Office category, if equipment and materials are not stored at the site, and fabrication or similar work is not carried on at the site. Hotels, restaurants, and other services that are part of a truck stop are considered accessory to the truck stop.

Infill	The development of vacant, bypassed lands located in an area that is mainly developed.
Invasive non-native or noxious vegetation	Plant species that are listed as nuisance plants or prohibited plants on the Metro Native Plant List as adopted by Metro Council resolution because they are plant species that have been introduced and, due to aggressive growth patterns and lack of natural enemies in the area where introduced, spread rapidly into native plant communities.

J

Junk yard	Any property or establishment on which one or more persons are engaged in breaking up, dismantling, sorting, storing, distributing, buying, or selling scrap or waste materials. Any establishment or place of business on which five or more inoperable motor vehicles or an equivalent volume of waste or refuse are maintained, stored, bought, or sold. Includes wrecking yards, automobile grave yards, garbage dumps, and scrap metal processing facilities.
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K

Kennel	Any location where ten or more dogs or cats aged six months or older are boarded or bred. The sale of these animals may be a part of the kennel use. Establishments where animals are offered for sale as the primary use, such as pet stores, are not classified as kennels.
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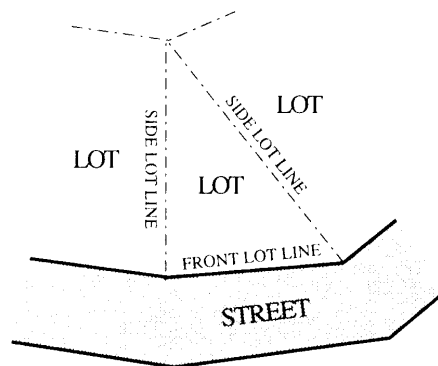
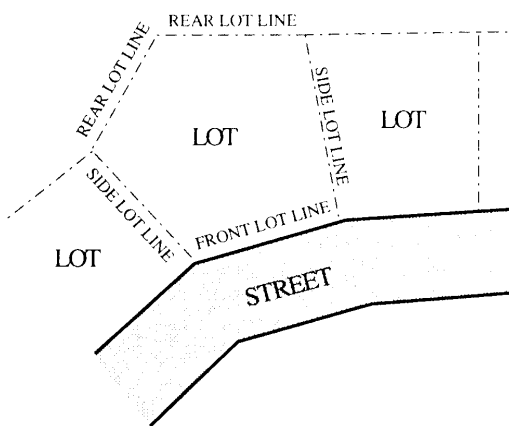
L

Lamp or bulb	The light-producing source installed in the socket portion of a luminaire.
Land division	The process of dividing land to create parcels or lots. See Chapter 17.403 Land Divisions and Property Line Adjustments.
Land form	A feature of the earth's surface such as a slope, plain or hill.
Landslide	Any detached mass of soil, rock or debris that is of sufficient size to cause damage and that moves down a slope or a stream channel.
Land use	The activity or activities that occur on a piece of land. Activities may be individually identified as primary or accessory uses.
Land use approval	A land use decision for approval or approval with conditions. It includes any time limits or other restrictions that may apply to the land use decision.
Land use district	As used in this Code, a land use district is the same as a zone.
Land use review	An application for land use approval under Section

	17.401.020(A), or the review of such application.
Landing (stairs)	A level part of a staircase, usually at the end of a flight of stairs. See also Airport Landing.
Landmark	See Historic Resource.
Landscaping	Any combination of living plants such as trees, shrubs, plants, vegetative ground cover or turf grasses, and may include structural features such as walkways, fences, benches, plazas, works of art, reflective pools, fountains or the like. Also includes irrigation systems, mulches, topsoil, and re-vegetation or the preservation, protection and replacement of trees.
Lane, mid-block	A narrow, limited use roadway facility, similar to an alley in design, usually used to access a limited number of dwelling units.
Legislative	A legislative action or decision is the making of law, as opposed to the application of existing law to a particular use (e. g., adoption of, or amendment to, a comprehensive plan or development regulation). See also Chapter 17.400.050 Type IV Review.
Level of service (LOS)	A quantitative standard for transportation facilities describing operational conditions. Level of Service may be described for intersections (signalized or unsignalized) or street segments (between signalized intersections).
Lighting	Any or all parts of a luminaire that function to produce light.
Lighting, Temporary	Lighting that is intended to be used for a special event for seven days or less.
Light pollution	Any adverse effect of manmade light including, but not limited to, light trespass, uplighting, the uncomfortable distraction to the eye, or any manmade light that diminishes the ability to view the night sky. Often used to denote urban sky glow.
Light trespass	Light emitted by a luminaire falls where it is not wanted or needed or shines beyond the property on which the luminaire is installed.
Livestock	Domestic animal types customarily raised or kept on farms. See Farming or Farm Use.
Living area	The habitable floor area of a residential structure conforming to applicable building codes; typically does not include garage area, and attic and basement areas with substandard ceiling height or substandard egress.
Loading area	The area available for the maneuvering and standing of vehicles engaged in delivering and loading goods, freight, or other articles. See also, Chapter 17.303 Parking and Loading.
Local improvement district (LID)	A small public district formed for the purpose of carrying out local improvements (paving of streets, construction of storm sewers, development of a park, etc.). Property owners within the LID are assessed for the cost of the improvements in accordance with ORS 223.387-223.485.
Longest street-	The longest wall that faces a street. If two or more street-facing

facing wall	walls are of equal length, then the applicant chooses which is to be the longest street-facing wall for purposes of applying regulations of the Development Code. See also Facade and Orientation.
Lot	<p>A lot is a legally defined piece of land other than a tract that is the result of a subdivision. The following definitions for “lot” apply to the State definition of both lot, (result of subdividing), and parcel, (result of partitioning). See also Ownership and Site. A lot of record is a plot of land:</p> <ul style="list-style-type: none"> • that was not created through an approved subdivision or partition; • that was created and recorded before [date of code adoption]; and • for which the deed, or other instrument dividing the land, is recorded with the appropriate County Clerk.
Lot area	The total surface area measured horizontally within the boundary lines of a lot.
Lot coverage	The total area of a lot covered by building(s) or impervious surfaces, as allowed by the applicable zone development standards.
Lot line adjustment	See Property Line Adjustment.
Lot lines/property lines	The property lines along the edge of a lot or site.

Lot Lines on Irregular Lots



Low structure vegetation or open soils	Areas that are part of a contiguous area one acre or larger of grass, meadow, crop-lands, or areas of open soils located within 300 feet of a surface stream (low structure vegetation areas may include areas of shrub vegetation less than one acre in size if they are contiguous with areas of grass,
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	meadow, crop-lands, orchards, Christmas tree farms, holly farms, or areas of open soils located within 300 feet of a surface stream and together form an area of one acre in size or larger).
Lumen	Unit of luminous flux; the flux emitted within a unit solid angle by a point source with a uniform luminous intensity of one candela. One foot-candle is one lumen per square foot. One lux is one lumen per square meter.
Luminaire	The complete lighting unit, including the lamp, the fixture, and other parts.
Luminance	<p>At a point and in a given direction, the luminous intensity in the given direction produced by an element of the surface surrounding the point divided by the area of the projection of the element on a plane perpendicular to the given direction. Units: candelas per unit area. The luminance is the perceived brightness that we see, the visual effect of the illuminance, reflected, emitted or transmitted from a surface. Measurement:</p> <ol style="list-style-type: none"> 1. Lamp output: <ol style="list-style-type: none"> a. Total output: Measurement of total output is in lumens. This should be understood to be the initial lumen value for the lamp. b. Illuminance: Measurements of illuminance are expressed in initial lumens per square foot. A desktop illuminance of twenty initial lumens per square foot is adequate for most purposes. In measuring illuminance, the light detector should be pointed directly at the light source or sources. The intervening light path should be free of obstruction.

M

Main/primary building entrance	A main entrance is the entrance to a building that most pedestrians are expected to use. Generally, each building has one main entrance. Main entrances are the widest entrance of those provided for use by pedestrians. In multi-tenant buildings, main entrances open directly into the building's lobby or principal interior ground level circulation space. When a multi-tenant building does not have a lobby or common interior circulation space, each tenant's outside entrance is a main entrance. In single-tenant buildings, main entrances open directly into lobby, reception, or sales areas.
Major event entertainment	Characteristics: Major Event Entertainment uses are characterized by activities and structures that draw large numbers of people to specific events or shows. Activities are

	<p>generally of a spectator nature.</p> <p>Accessory Uses: Accessory uses may include restaurants, bars, concessions, parking, and maintenance facilities.</p> <p>Examples: Examples include sports arenas, race tracks (auto, horse, dog, etc.), auditoriums, exhibition and meeting areas, concert halls, outdoor amphitheaters, and fairgrounds.</p> <p>Exceptions:</p> <ol style="list-style-type: none"> 1. Exhibition and meeting areas with less than 10,000 square feet of total event area are classified as Retail Sales and Service. 2. Banquet halls that are part of hotels, inns, or restaurants are accessory to those uses, which are included in the Retail Sales and Service category. 3. Theaters, including drive-in theaters, are classified as Retail Sales and Service.
Major remodeling	<p>Projects where the floor area is being increased by fifty percent or more, or where the cost of the remodeling is greater than the assessed value of the existing improvements on the site. Assessed value is the value shown on the applicable County assessment and taxation records for the current year.</p>
Maneuvering area/aisle	<p>The driving area in a parking lot where motor vehicles are able to turn around and access parking or loading spaces.</p>
Manufactured dwelling park	<p>Any place where four or more manufactured dwellings are located within five hundred feet of one another on a lot, tract or parcel of land under the same ownership, the primary purpose of which is to rent or lease space or keep space for rent or lease to any person for a charge or fee paid or to be paid for the rental or lease or use of facilities or to offer space free in connection with securing the trade or patronage of such person.</p> <p>Manufactured dwelling park does not include a lot or lots located within an approved subdivision being rented or leased for occupancy by no more than one manufactured dwelling per lot. See also ORS Chapter 446.</p>
Manufactured home	<p>A manufactured home is a mobile home constructed in accordance with federal manufactured housing construction and safety standards (HUD code) in effect after June 15, 1976.</p>
Manufactured home/dwelling	<p>Includes residential trailer, mobile home, and manufactured home. See also Residential Structure Types.</p>
Manufacturing and production	<p>Characteristics: Manufacturing and Production firms are involved in the manufacturing, processing, fabrication, packaging, or assembly of goods. Natural, man-made, raw, secondary, or partially completed materials may be used.</p>

	<p>Products may be finished or semi- finished and are generally made for the wholesale market, for transfer to other plants, or to order for firms or consumers. Goods are generally not displayed or sold on site, but if so, they are a subordinate part of sales. Relatively few customers come to the manufacturing site, as distinguished from Retail Sales and Services where customers routinely come to the business.</p> <p>Accessory Uses: Accessory uses may include offices, showrooms, tasting rooms, cafeterias, parking, employee recreational facilities, warehouses, storage yards, rail spur or lead lines, docks, repair facilities, or truck fleets. Living quarters for one caretaker per site are allowed. Other living quarters are subject to the regulations for Residential Uses.</p> <p>Examples. Examples include:</p> <p>Tier 1: Research and development laboratories; processing of food and related products; catering establishments; breweries, distilleries, and wineries; woodworking, including cabinet makers; artisan manufacturing and production; manufacture or assembly of musical instruments, production of artwork and toys.</p> <p>Tier 2: Fabrication of metals or metal products, excluding enameling and galvanizing; sign making.</p> <p>Tier 3: Slaughter houses and meat packing; weaving or production of textiles or apparel; lumber mills, pulp and paper mills, and other wood products manufacturing; manufacturing of chemical, rubber, leather, clay, bone, plastic, stone, or glass materials or products; movie production facilities; ship and barge building; concrete batching and asphalt mixing; production or fabrication of metals or metal products including enameling and galvanizing; manufacture or assembly of machinery, equipment, instruments, including vehicles, appliances, precision instruments and other electrical items; production of prefabricated structures, including mobile homes; and the production, storage or generation of energy.</p> <p>Exceptions:</p> <ul style="list-style-type: none"> • Manufacturing of goods to be sold primarily on-site and to the general public is classified as Retail Sales and Service; where the majority of traffic to the business is for retail sales and the manufacturing use is entirely indoors, the use will be categorized as Retail Sales and Service. • Manufacture and production of goods from composting
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	organic material is classified as Waste-Related uses.
Market garden	A site where food is grown to be sold. The food may be sold directly to consumers, restaurants, stores, or other buyers, or at farmers' markets.
Medical centers	<p>Characteristics: Medical Centers includes uses providing medical or surgical care to patients and offering overnight care.</p> <p>Accessory Uses: Accessory uses include out-patient clinics, offices, laboratories, teaching facilities, meeting areas, farmers' markets, gardens, cafeterias, parking, maintenance facilities, and housing facilities for staff or trainees.</p> <p>Examples: Examples include hospitals and medical complexes that include hospitals.</p> <p>Exceptions:</p> <ul style="list-style-type: none"> • Uses that provide exclusive care and planned treatment or training for psychiatric, alcohol, or drug problems, where patients are residents of the program, are classified in the Group Living category. • Medical clinics (medical, dental, vision, and similar clinics) that provide care where patients are generally not kept overnight are classified as Office. • Urgency medical care clinics not otherwise part of a Medical Center use are classified as Retail Sales and Service.
Mining	The mining of minerals by removing overburden and extracting a natural mineral deposit thereby exposed, or simply such extraction. Surface mining includes open-pit mining, auger mining, production of surface mining waste, prospecting and exploring that extracts minerals or affects land, processing to include rock crushing and batch plant operations, and excavation of adjacent off-site borrow pits other than those excavated for building access roads.
Ministerial	A routine administrative action or decision that involves little or no discretion. The issuance of a building permit is generally such an action. See Chapter 17.400.020 Type I Review.
Mitigation	<p>To avoid, rectify, repair, or compensate for negative impacts that result from other actions (e. g., improvements to a street may be required to mitigate for transportation impacts resulting from development.)</p> <p>The reduction of adverse effects of a proposed project by considering, in the order: a) avoiding the impact all together by not taking a certain action or parts of an action; b) minimizing impacts by limiting the degree or magnitude of the action and</p>

	its implementation; c) rectifying the impact by repairing, rehabilitating or restoring the affected environment; d) reducing or eliminating the impact over time by preservation and maintenance operations during the life of the action by monitoring and taking appropriate measures; and e) compensating for the impact by replacing or providing comparable substitute water quality resource areas or habitat conservation areas.
Mixed-use	The combination on a site of residential uses with commercial (e.g., office, retail, or services), civic, or industrial uses.
Mobile home	A dwelling unit constructed off of the site and which is not constructed to the standards of the Uniform Building Code. Mobile homes include residential trailers and manufactured homes.
Mobile home park	Two or more mobile homes that are located on a single site for thirty days or more and intended for residential use. Mobile home park does not include sites where unoccupied mobile homes are offered for sale or lease. See also Recreational Vehicle Park.
Mobile home space	The area occupied by a mobile home and its accessory uses and structures in a mobile home park.
Motor home	See Vehicle Types Recreational Vehicle.
Motor vehicle	Vehicles that have their own motive power and that are used for the transportation of people or goods on streets. Motor vehicle includes motorcycles, passenger vehicles, trucks, and recreational vehicles, except all terrain vehicles, off-road vehicles, snow mobiles, and similar vehicles are not allowed on streets.
Multi-dwelling development or multi-family housing	A grouping of individual structures where each structure contains one or more dwelling units. The land underneath the structures is not divided into separate lots. A multi-dwelling development project may include an existing single-dwelling detached building with one or more new detached structures located to the rear or the side of the existing house. It might also include a duplex in front with either one or more single-dwelling houses behind or one or more duplex units or multi-dwelling structures behind. There is no requirement for the structures on the sites to be attached.
Multi-dwelling structure	A structure that contains three or more dwelling units that share common walls or floor/ceilings with one or more units. The land underneath the structure is not divided into separate lots. Multi-dwelling includes structures commonly called garden apartments, apartments, and condominiums.
Multi-use pathway	See Walkway and Bikeway.

N

Native vegetation or native plant	Vegetation listed as a native plant on the Metro Native Plant List as adopted by Metro Council resolution and any other vegetation native to the Portland metropolitan area, provided that it is not listed as a nuisance plant or a prohibited plant on the Metro Native Plant List.
Natural hazard	Natural areas that can cause dangerous or difficult development situations. For example, natural hazard areas include steep slopes, unstable soils, and areas prone to landslides, floodways and flood plains.
Natural resource areas/natural resources	Significant natural riparian, wildlife, wetland and water quality resources.
Neighborhood	A residential area usually having distinguishing character or geography.
New development	Development of a site that was previously unimproved or that has had previously existing buildings demolished; e.g., not a remodel of an existing building.
Nonconforming structure	Where a structure exists at the effective date of adoption or amendment of this Code that could not be built under the terms of this Code and the development was lawful when constructed. See Chapter 17.407 Non-Conforming Uses and Developments.
Nonconforming use	Where a use of land was lawful at the time it was established, but is not permitted by this Code.
Non-native invasive plants	Plants listed under current Oregon State University Extension Service Bulletin as non-native invasive plants in Oregon.

O

Office	<p>Characteristics: Office uses are characterized by activities conducted in an office setting and generally focusing on business, government, professional, medical, or financial services.</p> <p>Accessory Uses: Accessory uses may include cafeterias, health facilities, parking, or other amenities primarily for the use of employees in the firm or building.</p> <p>Examples: Examples include professional services such as lawyers, accountants, engineers, or architects; financial businesses such as lenders, brokerage houses, bank headquarters, or real estate agents; data processing; sales offices; government offices and public utility offices; TV and radio studios; medical and dental clinics, and medical and dental labs.</p>
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	<p>Exceptions:</p> <ul style="list-style-type: none"> • Offices that are part of and are located within a firm in another category may be considered accessory to the firm's primary activity. Headquarters offices, when in conjunction with or adjacent to a primary use in another category, are considered part of the other category. • Contractors and others who perform construction or similar services off-site are included in the Office category if equipment and materials are not stored on the site and fabrication, services, or similar work is not carried on at the site. • Governmental offices may be classified as Office, Community Service, or other use based on the use's predominate function.
Off-street parking	All off-street areas designed, used, required or intended to be used for the parking of motor vehicles. See Chapter 17.303 Parking and Loading for parking standards.
On-street parking	Parking in the street right-of-way, typically in parking lanes or bays. Parking may be “parallel” or “angled” in relation to the edge of the right-of-way or curb. See Chapter 17.303 Parking and Loading for parking standards.
Open space	Land that is undeveloped and that is planned to remain so indefinitely. The term encompasses parks, forests and farmland. It may also refer only to land zoned as being available to the public, including playgrounds, watershed preserves and parks.
Open space and conservation related uses	<p>Characteristics: Open space can be areas that are in public or private ownership. They may include, but not exclusively, areas subject to conservation and/or protection. Protected areas may include buttes, stream corridors, wetlands and similar resource areas where development is not permitted.</p> <p>Accessory Uses: Include trail construction, repair, restoration and use; installation of interpretive facilities; farming, urban agriculture, erosion and sediment control activities; and similar conservation-related activities.</p> <p>Examples: Examples include reforestation, stream or wetland restoration and protection, and urban agriculture.</p>
Open space, active	<p>Active Open Space is primarily used for human recreational activity or agriculture. It can be in private or public ownership. Examples include:</p> <p>Developed recreation: Open park land, sports fields and courts, plazas, play areas, community buildings, equestrian facilities and trails, and swimming pools; and</p>

	Urban agriculture: Farms and community gardens, including barns, sheds, and other built facilities that support farming. See Urban Agriculture.
Open space, passive	<p>Passive open space is primarily left in its natural state and is not commonly used for human activity. It can be in private or public ownership. Examples include:</p> <p>Habitat conservation and restoration;</p> <p>Riparian areas including stream and wetland corridors;</p> <p>Natural resource based recreation: Trails, wildlife viewing, and associated facilities;</p> <p>Forestry: Managed forests per City Forestry Code;</p> <p>Utilities and storm water facilities: Utility corridors and infrastructure, roads;</p> <p>Ecosystem services, including storm water facilities such as bioswales, sediment ponds, storm detention, and constructed wetlands.</p>
Open space easement	Open Space easement means a non possessory interest of a holder in real property imposing limitations or affirmative obligations the purposes of which include retaining or protecting open space values of real property, ensuring its availability for agricultural, recreation, or open space use, or preserving the historical, architectural, archaeological, or cultural aspects of real property (ORS 271.715 as it may be amended). Upon dedication an Open Space Easement may be limited to all or some of the uses listed above, and it may be combined with a Conservation easement if appropriate. (See also <i>Conservation Easement</i>)
Orientation	To cause to face toward a particular point of reference (e.g., “A building oriented to the street”). See also, Pedestrian-Oriented Development.
Outdoor commercial use	A use supporting a commercial activity that provides goods or services, either wholesale or retail, where the amount of site area used for outdoor storage of materials or display of merchandise exceeds the total floor area of all buildings on the site. Examples of outdoor commercial uses include automobile sales or services, nurseries, lumber yards and equipment rental businesses.
Outdoor light fixture	An outdoor illuminating device, outdoor lighting or reflective surface, luminous tube, lamp or similar device, permanently

	<p>installed or portable, used for illumination, decoration, or advertisement. Such devices shall include, but are not limited to lights used for:</p> <ol style="list-style-type: none"> 1. parking lot lighting; 2. roadway lighting; 3. buildings and structures; 4. recreational areas; 5. landscape lighting; 6. billboards and other signs (advertising or other); 7. product display area lighting; 8. building or structure decoration; 9. building overhangs and open canopies.
Overlay	Overlays impose and/or relax requirements of an underlying zone, where characteristics of the land or neighborhood, or the types of development planned for an area, require special regulations. Changes in the mapping of an overlay do not constitute changes in a Zoning Map.
Owner or property owner	The owner of the title to real property or the contract purchaser of real property of record, as shown on the latest assessment records in the Office of the County Assessor. Owner also includes a deed holder or contract purchaser whose name does not appear in the latest assessment records, but who presents to the City a copy of a deed or contract of sale showing date, book, and page of recording. The person who is the legal record owner of the land, or where there is a recorded land sale contract, the purchaser thereunder.
Ownership	An ownership is one or more contiguous lots that are owned by the same person, partnership, association, or corporation. Ownership also includes lots that are in common ownership but are separated by a right-of-way. See also, Lot and Site.

P

Parcel	A legally defined area of land created through a partition. A single unit of land that is created by a partitioning of land, (ORS 92.010).
Parking area	A parking area is all the area devoted to the standing, maneuvering, and circulation of motor vehicles. Parking areas do not include driveways or areas devoted exclusively to non-passenger loading. See also, Driveway, Garage, Structured Parking, and Vehicle Areas.
Parking lot perimeter	The boundary of a parking lot area that usually contains a landscaped buffer area.
Parking space	A space designed to provide standing area for a motor vehicle. See Chapter 17.303 Parking and Loading for parking space

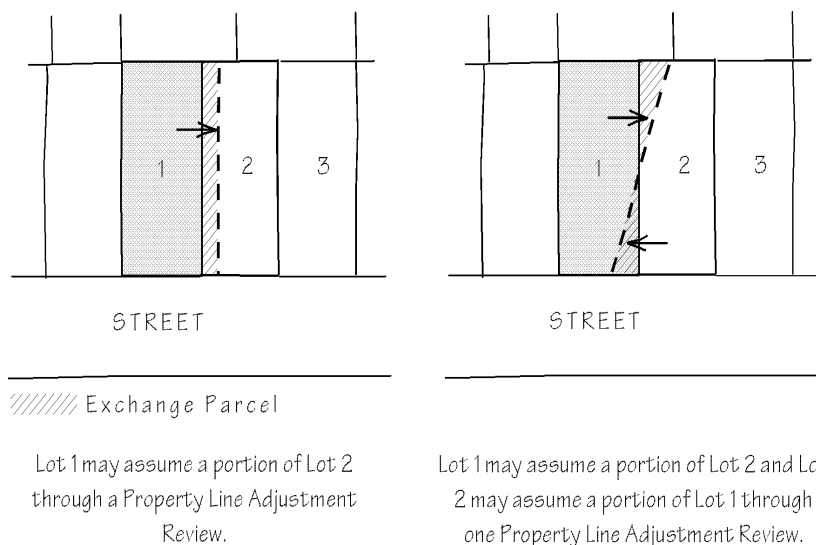
	standards.
Parking versus storage	Parking is to leave a motor vehicle for a temporary time, no longer than twenty-four hours. Storage is to place or leave in a location for maintenance, repair, sale, rental, or future use more than twenty-four hours in the future. See also, Exterior Display.
Parks, open areas and common areas	<p>Characteristics: Parks and Open Space Areas are uses of land focusing on natural areas, public and private parks, private open areas consisting mostly of vegetative landscaping or outdoor recreation, community gardens, or public squares. Lands tend to have few structures and structures are accessory to the primary park or outdoor recreation use.</p> <p>Accessory Uses: Accessory uses may include club houses, maintenance facilities, concessions (as with athletic fields), caretaker's quarters, and parking.</p> <p>Examples: Examples include parks, community gardens, farmers' markets, golf courses, cemeteries, public squares, plazas, recreational trails, botanical gardens, boat launching areas, nature preserves, and urban agricultural use.</p>
Partition	To divide an area or tract of land into two or three parcels within a calendar year when such area or tract of land exists as a unit or contiguous units of land under single ownership at the beginning of such year. See ORS 92.010(8).
Partition, Serial	A series of partitions of land resulting in the creation of four or more parcels over a period of more than one calendar year.
Passenger vehicle	<p>A motor vehicle designed to carry ten persons or less including the driver. Passenger vehicles are passenger cars and multipurpose passenger vehicles as defined by the National Highway Traffic Safety Administration in Title 49 of the Code of Federal Regulations, Chapter V, Section 571.3. See also Recreational Vehicle, and Truck.</p> <ul style="list-style-type: none"> • Motor home. Motor home includes motorized vehicles designed for human occupancy on an intermittent basis. A camper is considered a motor home when it is on the back of a pick-up or truck. Motor homes are regulated as trucks unless the regulations specifically indicate otherwise. See also Truck. • Accessory recreational vehicle. Accessory recreational vehicle includes nonmotorized vehicles designed for human occupancy on an intermittent basis such as vacation trailers and fifth-wheel trailers. A camper is considered an accessory recreational vehicle when it is standing alone. Accessory recreational vehicle also includes vehicles designed for off-road use, such as all-terrain vehicles, dune buggies and

	recreational boats.
Pathway	A walkway conforming to Chapter 17.301 Access and Circulation that is not within a street right-of-way. See Walkway and Bikeway.
Paved area	An uncovered, hard-surfaced area or an area covered with a perforated hard surface (such as porous concrete or pavers) that is able to withstand vehicular traffic or other heavy impact uses. Graveled areas are not paved areas but are typically impervious.
Pedestrian amenity(ies)	Areas and objects that serve as places for public socializing and enjoyment and are usually closed to motorized vehicles. Examples include plazas, building frontage areas (extra-wide sidewalks), street furnishings (e. g., benches, drinking fountains, bus waiting shelters), and pocket parks adjacent to a street, and similar areas and objects. Sidewalks designed to meet the minimum sidewalk width standards in the Transportation Systems Plan are not “amenities” for the purpose of this Code.
Pedestrian connection	See Access way.
Pedestrian-oriented development	Development that is designed with an emphasis primarily on the street sidewalk and on pedestrian access to the site and building, rather than on auto access and parking areas. The building is generally placed close to the street and the main entrance is oriented to the street sidewalk. There are generally windows or display cases along building facades which face the street. Typically, buildings cover a large portion of the site. Although parking areas may be provided, they are generally limited in size and they are not emphasized by the design of the site.
Phased development project	A phased development plan includes the following: <ul style="list-style-type: none"> • A site plan showing the proposed final development of the site and phases, including the initial and interim phases. • A written statement describing each phase, including the potential uses, and the approximate timeline for each phase of development.
Planter strip	A landscape area for street trees and other plantings within the public right-of- way, usually a continuous planter area between the street and a sidewalk. See also Tree Well.
Plat	Diagrams, drawings and other writing containing all the descriptions, locations, dedications, provisions, and information concerning a land division. This term includes the State law definitions of partition plat and subdivision plat. See also, Chapter 17.403 Land Divisions and Property Line Adjustments.
Plaza	An area generally open to the public on a controlled basis and used for passive recreational activities and relaxation. Plazas

	are paved areas typically provided with amenities, such as seating, drinking and ornamental fountains, art, trees, and landscaping for use by pedestrians. See also Pedestrian Amenities.
Pocket park	A small park, usually less than one-half acre typically accessed by foot or wheelchair, or bicycle. See also Pedestrian Amenities.
Potentially rapidly moving landslide areas	Areas with the potential for producing landslides that are difficult for people to outrun or escape. See also Landslide and Hillside and Potentially Geologic Hazardous Lands.
Practicable	<p>Capable of being done after taking into consideration cost, existing technology, and logistics in light of overall project purposes.</p> <p>Available and capable of being done after taking into consideration cost, existing technology, and logistics in light of overall project purpose and probable impact on ecological functions. The practicability of a development option shall include consideration of the type of HCA that will be affected by the proposed development. For example, High HCAs have been so designated because they are areas that have been identified as having lower urban development value and higher-valued habitat, so it should be more difficult to show that alternative development options that avoid the habitat are not practicable. On the other hand, Low HCAs have been so designated because they are areas that have been identified as having higher urban development value and lower-valued habitat, so it should be less difficult to show that alternative development options that avoid the habitat are not practicable.</p>
Primary structure	A structure or combination of structures of chief importance or function on a site. In general, the primary use of the site is carried out in a primary structure. The difference between a primary and accessory structure is determined by comparing the size, placement, similarity of design, use of common building materials, and the orientation of the structures on a site.
Primary use	An activity or combination of activities of chief importance on the site. One of the main purposes for which the land or structures are intended, designed, or ordinarily used. A site may have more than one primary use.
Producer, Food and Farm	A person or entity that raises or produces farm products on land that the person or entity farms and owns, rents, or leases.
Project	An existing or proposed use or development.
Project, major	A project that requires Site Design Review Chapter 17.401, Subdivision or Partition Review Chapter 17.403, Conditional Use Permit Review Chapter 17.404, or Planned Development Review Chapter 17.406.
Project, minor	A project that requires Land Use Review Chapter 17.401.030, but

	does not require Site Design Review Section 17.401.040-060, Subdivision or Partition review Chapter 17..03, Conditional Use Permit review Chapter 17.404, or Planned Development Review Chapter 17.406.
Property line adjustment	The relocation of a single common property line between two abutting properties, in conformance with ORS 92.010(11). See Property Line Adjustment Figure.

Property Line Adjustment



Property line: front, rear, interior side, street side	See Lot Line.
Protected water features	Significant streams, rivers, natural lakes and wetlands identified in the City of Damascus Natural Features Inventory and Local Wetlands Inventory.
Public access easement	A public access easement is an easement granted to the public for all the purposes for which a public sidewalk may be used, including but not limited to pedestrian and bicycle travel.
Public improvements	Development of public infrastructure, as required by the City, County, Special District, or Road Authority, as applicable. See Chapter 17.304 Public Facilities Standards.
Public safety facility	A facility necessary to respond to an immediate hazard to the public health and safety, and that is owned, leased, or operated by the City of Damascus. Public safety facilities include fire and police stations, flood control facilities, water towers and pump stations needed for emergency service, and emergency communications broadcast facilities.

Q

Quasi-judicial	An action or decision that requires substantial discretion or judgment in applying the standards or criteria of this Code to the facts of a development proposal, and usually involves a public hearing. See Chapter 17.400.040 Type III Review.
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R

Radio frequency transmission facilities	<p>Characteristics: Radio Frequency Transmission Facilities includes all devices, equipment, machinery, structures or supporting elements necessary to produce non-ionizing electromagnetic radiation within the range of frequencies from one hundred KHz to three hundred GHz and operating as a discrete unit to produce a signal or message. Towers may be self supporting, guyed, or mounted on poles or buildings.</p> <p>Accessory Uses: Accessory use may include transmitter facility buildings.</p> <p>Examples: Examples include broadcast towers, communication/cell towers, and point to point microwave towers.</p> <p>Exceptions:</p> <ul style="list-style-type: none"> • Receive-only antennae are not included in this category. • Radio and television studios are classified in the Office category. • Radio Frequency Transmission Facilities that are public safety facilities are classified as Basic Utilities.
Rail lines and utility corridors	<p>Characteristics: The category includes railroads and public or private passageways, including easements, for the express purpose of transmitting or transporting freight, electricity, gas, oil, water, sewage, communication signals, natural gas, or other similar services on a regional level.</p> <p>Examples: Examples include railroads, regional electrical transmission lines, and regional gas and oil pipelines.</p>
Rail right-of-way	A public or private right-of-way, for the purpose of allowing rail travel.
Rear lot line	A lot line that is opposite a front lot line. A triangular lot has two side lot lines but no rear lot line. For other irregularly shaped lots, the rear lot line is all lot lines that are most nearly opposite the front lot line.
Recessed	When a light is built into a structure or portion of a structure such that the light is fully cut-off and no part of the light extends or protrudes beyond the underside of a structure or portion of a

	structure.
Recreation camp	<ol style="list-style-type: none"> 1. An area devoted to facilities and equipment for recreation purposes, including swimming pools, tennis courts, playgrounds, and similar uses, either open to the public upon payment of a fee, or limited to private membership. 2. An area designated by the landowner for picnicking or overnight camping and offered to the general public, with or without a fee or charge. See ORS Chapter 446.
Recreational vehicle	A vehicle with or without motive power that is designed for sport or recreational use, or that is designed for human occupancy on an intermittent basis.
Recreational vehicle park	A commercial use providing space and facilities for motor homes or other recreational vehicles for recreational use or transient lodging. There is no minimum required stay in a recreational vehicle park. Uses where unoccupied recreational vehicles are offered for sale or lease, or are stored, are not included as Recreational Vehicle Parks. See also Mobile Home Park.
Redevelopment	Development that occurs on sites that have previously been developed.
Religious institutions and places of worship	<p>Characteristics: Religious Institutions are intended to primarily provide meeting areas for religious activities.</p> <p>Accessory Uses: Accessory uses include classroom facilities, community gardens, kitchens, parking, caretaker's housing, one transitional housing unit, and group living facilities such as convents. A transitional housing unit is a housing unit for one household where the average length of stay is less than sixty days. Schools, when accessory to a religious institution, are different than a school as a primary use. Additional housing may be permitted as a primary use on the same site as a Religious Institution or Place of Worship subject to applicable Code requirements.</p> <p>Examples: Examples include churches, temples, synagogues, and mosques. See also Religious Schools included in Schools.</p>
Renovation plan	A written proposal to restore the distinctive and historically authentic architectural, historical, or cultural character of a historic resource while retaining or establishing the possibility for efficient, contemporary use.
Residence	Same as Dwelling.
Residential trailer	A mobile home that was not constructed in accordance with Federal Manufactured Housing Construction and Safety Standards HUD Code, in effect after June 15, 1976. This definition includes the State definitions of residential trailers and mobile houses, as stated in Oregon Revised Statutes ORS 446.

Restoration	The process of returning a disturbed or altered area or feature to a previously existing natural condition. Restoration activities reestablish the structure, function, and/or diversity to that which occurred prior to impacts caused by human activity.
Retail sales and service	<p>Characteristics: Retail Sales and Service firms are involved in the sale, lease or rent of new or used products to the general public. They may also provide personal services or entertainment, or provide product repair or services for consumer and business goods.</p> <p>Accessory Uses: Accessory uses may include farmers' markets, market gardens, offices, storage of goods, manufacture or repackaging of goods for on-site sale, and parking, subject to applicable Code requirements.</p> <p>Examples: Examples include uses from the four subgroups listed below:</p> <ul style="list-style-type: none"> • Sales-oriented. Stores selling, leasing, or renting consumer, home, and business goods including art, art supplies, bicycles, clothing, dry goods, electronic equipment, fabric, furniture, garden supplies, gifts, groceries, hardware, home improvements, household products, jewelry, pets, pet food, pharmaceuticals, plants, printed material, stationery, and videos; food sales, farmstands, and sales, rental or leasing of consumer vehicles including passenger vehicles, motorcycles, light and medium trucks, and other recreational vehicles. • Personal service-oriented. Branch banks; urgent medical care; laundromats; photographic studios; photocopy and blueprint services; hair, tanning, and personal care services; tax preparers, accountants, real estate, legal, financial services; business, martial arts, and other trade schools; dance or music classes; taxidermists; mortuaries; veterinarians; kennels limited to boarding, with no breeding; and animal grooming. • Entertainment-oriented. Restaurants, cafes, delicatessens, taverns, and bars; indoor or outdoor continuous entertainment activities such as bowling alleys, ice rinks, and game arcades; pool halls; indoor firing ranges; theaters, health clubs, gyms, membership clubs, and lodges; hotels, motels, recreational vehicle parks, and other temporary lodging with an average length of stay of less than thirty days. • Repair-oriented. Repair of TVs, bicycles, clocks, watches,

	<p>shoes, guns, appliances and office equipment; photo or laundry drop off; quick printing; recycling drop-off; tailor; locksmith; and upholsterer or similar provider.</p> <p>Exceptions:</p> <ul style="list-style-type: none"> • Lumber yards and other building material sales that sell to contractors and not retail customers are classified as Wholesale Sales. • The sale of landscape materials, including bark chips and compost not in conjunction with a primary retail use, is classified as Industrial Service. • Repair and service of consumer motor vehicles, motorcycles, light and medium trucks and small personal transportation devices (e.g., electric carts) and garden tractors, is classified as Vehicle Repair. Repair and service of industrial vehicles and equipment, including farm, construction and other heavy equipment, and heavy trucks is classified as Industrial Service. • Sales, rental, or leasing of heavy trucks and equipment is classified as Wholesale Sales. • Hotels, restaurants, and other services that are part of a truck stop are considered accessory to the truck stop which is classified as Industrial Service. • In certain situations, hotels and motels may be classified as a Community Service use, such as publicly assisted, short term housing or mass shelter in the event of an emergency declared by a government agency. See Community Services. • When kennels are limited to boarding the City may choose to classify the use as Retail Sales and Service or Urban Agriculture.
Review body	The person or group who is assigned to make decisions on land use reviews, whether initially or on appeal. Review body includes the Planning Authority, Hearings Officer, Planning Commission and the City Council.
Ridge line (building)	The top of a roof at its highest elevation.
Right-of-way	An area that allows for the passage of people or vehicles. Right-of-way includes passageways such as freeways, pedestrian connections, alleys, and all streets. A right-of-way may be dedicated or deeded to the public for public use and under the control of a public agency, or it may be privately owned. A right-of-way that is not dedicated or deeded to the public will be in a tract or in an easement.
Riparian	Those areas associated with streams, lakes and wetlands where vegetation communities are predominately influenced by their association with water.

Riparian areas	Lands adjacent to or near rivers, streams, lakes, ponds, wetlands and other water bodies. Riparian areas are transitional between aquatic and upland zones, and contain elements of both. They have seasonally high water tables that are influenced by their close proximity to water bodies. Their soils may include water-deposited sediments, distinct from upland soils. Natural riparian vegetation provides habitat for native birds, mammals, and herpitiles, as well as benefits to water quality and aquatic wildlife. Riparian zones vary depending on topography, flooding, and other factors.
Riparian vegetated corridors	A buffer adjacent to protected water features that is required to prevent damage to the water feature caused by development impacts.
Road authority	The City or other agency (e.g., Oregon Department of Transportation, Clackamas County, a special purpose district, or other agency) with jurisdiction over a road or street.
Roadway	The portion of a right-of-way that is improved for motor vehicle travel. Roadways include vehicle travel lanes and on-street parking areas. Roadways do not include area devoted to curbs, parking strips, or sidewalks.
Roof pitch	The slope of a roof, usually described as ratio (e. g., one foot of rise per two feet of horizontal distance).
Routine repair and maintenance	Activities directed at preserving an existing allowed use or facility, without expanding the development footprint or site use.

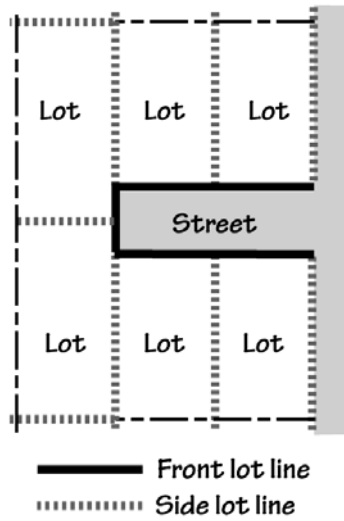
S

Schools	<p>Characteristics: This category includes public and private schools, secular or parochial, at the primary, elementary, middle, junior high, high school or college level that provide State mandated basic education, associate degrees and vocational training.</p> <p>Accessory Uses: Accessory uses include play areas, gardens, outdoor learning laboratories, cafeterias, recreational and sport facilities, auditoriums, and before- or after-school daycare.</p> <p>Examples: Examples include public and private daytime schools, boarding schools, military and similar academies, vocational schools, and community colleges.</p> <p>Exceptions:</p> <ul style="list-style-type: none"> • Preschools, which do not include grade levels above kindergarten, are classified as Daycare uses. • Business and trade schools are classified as Retail Sales
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	<p>and Service.</p> <p>School, Commercial. A for-profit or not-for-profit educational facility that can include instruction in arts, crafts, and trades. A commercial school is not an elementary, middle or high school.</p> <p>School, Elementary, Middle, or High. Includes public, private or parochial schools but not child care facilities or kindergartens, except when operated in conjunction with a school. Elementary schools are generally kindergarten through fifth; middle schools are generally sixth through eighth; high schools are generally ninth through twelfth. If a school includes higher grade levels than specified above, then it shall be reviewed as the higher level school.</p>
Self-service storage	<p>Characteristics: Self-Service Storage uses provide separate storage areas for individual or business uses. The storage areas are designed to allow private access by the tenant for storing personal property.</p> <p>Accessory Uses: Accessory uses may include security and leasing offices. Living quarters for one resident manager per site are allowed. Other living quarters are subject to the regulations for Residential Uses. Use of the storage areas for sales, service and repair operations, or manufacturing is not considered accessory to the Self-Service Storage use. The rental of trucks or equipment is also not considered accessory to a Self-Service Storage use.</p> <p>Examples: Examples include single story and multistory facilities that provide individual storage areas for rent. These uses are also called mini warehouses.</p> <p>Exceptions: A transfer and storage business where any individual storage areas are incidental to transfer and storage operations, or where employees are the primary movers of the goods to be stored or transferred, is in the Warehouse and Freight Movement category.</p>
Senior housing	<p>Housing for individuals fifty-five years old or older, or for married couples where at least one spouse is fifty-five years old or older or for disabled persons. Senior housing shall qualify as housing exempt from the prohibition against discrimination based on familial status as set forth in the Fair Housing Act and the rules and regulations of the United States Department of Housing and Urban Development, as set forth in 24 C.F.R. Chapter 1, Part 100, Sections 302-304.</p>

	<p>The term senior housing does not include a single-family detached dwelling, a single-family residential subdivision, residential facility or residential home. Senior housing may consist of any one or any combination of the following:</p> <ul style="list-style-type: none"> • Assisted living housing. Assisted living housing contains separate living units and is designed to support resident independence in a residential setting and to promote the concept of "aging in place." Assisted living housing offers a range of services, available on a twenty-four hour basis, for support of resident choice, dignity, privacy, individuality, independence and home-like surroundings. Commercial uses are included in accordance with the requirements of the zone. • Congregate housing. Congregate housing is a specially planned, designed, and managed multiunit rental housing with self-contained apartments. It is designed to provide supportive environments, but also to accommodate a relatively independent lifestyle. Typically, a limited number of support services, such as meals, laundry, housekeeping, transportation, and social and recreational activities, are provided. Commercial uses are included in accordance with the requirements of the zone. • Continuing care retirement community (CCRC). A housing development that is planned, designed, and operated to provide a full range of accommodations and services, including independent living, congregate housing, and medical care. Residents may move from one level to another as their needs change. Such facilities may offer a guarantee of lifetime care, including health care, secured by contracts that require payment of an entrance fee, as well as regular monthly maintenance fees. Other CCRCs include a limited amount of health care as part of the standard fee or they may charge on a pay for service basis. CCRCs may offer rentals as well as ownership options. Commercial uses are included in accordance with the requirements of the zone. • Immediate care facility. An Immediate Care Facility is designed for persons who do not require round-the-clock nursing, but who do need "preventive care" with less than continuous licensed nursing care or observation. It provides twenty-four hour service with physicians and nurses in supervisory roles. Such facilities emphasize personal and
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	<p>social care. Commercial uses are included in accordance with the requirements of the zone.</p> <ul style="list-style-type: none"> • Retirement housing. Retirement housing is designed for independent living and each unit has a full kitchen and bath. Retirement housing generally is located in multi-unit structures, similar to multi-family structures, although seniors only manufactured dwelling parks would also qualify for this category. A few services such as group trips or recreation or other services may be offered. Commercial uses are included in accordance with the requirements of the zone. • Skilled nursing facility (nursing home). A skilled nursing facility provides a full range of twenty-four hour direct medical care, nursing, and other health services. Nurses provide services prescribed by a resident's physician. It is for persons who need health supervision but not hospitalization. The emphasis is on nursing care, but restorative physical, occupational, speech, and respiratory services are also provided. Common eating and cooking facilities are provided. Commercial uses are included in accordance with the requirements of the zone.
Series partition	See Partition, Serial.
Setback adjustment	The placement of a building a specified distance away from a road, property line or protected resource.
Shared driveway	When land uses on two or more lots or parcels share one driveway. An easement or tract owned in common must be created and recorded for this purpose.
Shielded	When the light emitted from the fixture is projected below a horizontal plane running through the lowest point of the fixture where light is emitted. The bulb is not visible with a shielded light fixture, and no light is emitted from the sides of the fixture. Also considered a full cut-off fixture.
Shielded, Partially	The bulb of the fixture is shielded by a translucent siding and the bulb is not visible at all. Light may be emitted at the horizontal level of the bulb.
Shopping street	A driveway in a commercial development that is designed to mimic a public street with sidewalks, tree wells, pedestrian lighting, and street furnishings. A shopping street may also have on-street parking.
Side lot line	A lot line that connects front and rear lot lines. On a corner lot, the longer lot line that abuts a street is a side lot line. See Front and Side Lot Lines Figure below.

Front and Side Lot Lines

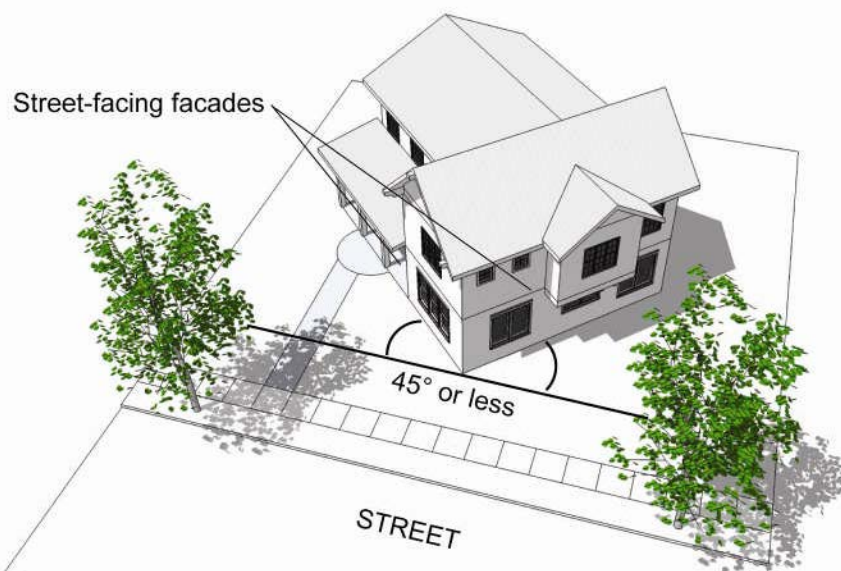
Sight distance	The unobstructed viewing distance measured from one object or location to another object or location, usually required for the purpose of traffic safety.
Sign	<p>Any outdoor device, or device visible from outdoors, providing identification, advertising or directional information for a specific business, group of businesses, service, product, brand, person, organization, place or building</p> <p>Including in this definition of signs are: graphic devices such as logos, trademarks, and attention attracting objects such as wind-driven spinners and portable sign devices, logo sculpture and, banners, balloons, streamers, strobe lights, flags, inflatable structures, projected picture signs, holographic projection signs, laser projected designs/images/copy and other attention attracting media and devices. See Chapter 17.305 Sign Standards.</p>
Sign, Externally Illuminated	A sign illuminated by light sources from the outside.
Sign, Internally Illuminated	A sign illuminated by light sources enclosed entirely within the sign cabinet and not directly visible from outside the sign.
Significant negative impact	An impact that affects the natural environment, considered individually or cumulatively with other impacts on the HCA, to the point where existing fish and wildlife habitat functional values are degraded.
Significant trees, significant vegetation	Trees or vegetation that are eight inches and greater in diameter at four feet above the ground. This precludes trees and vegetation that are considered to be invasive, diseased, or hazardous.
Single family house	A detached dwelling unit located on its own lot.
Single room	A structure that provides living units that have separate sleeping

occupancy housing (SRO)	areas and some combination of shared bath or toilet facilities. The structure may or may not have separate or shared cooking facilities for the residents. SRO includes structures commonly called residential hotels and rooming houses.
Site	For land divisions, property line adjustments, and lot consolidations, the site is the lots, lots of record, parcels, or tracts proposed to be divided or reconfigured. For all other purposes, the site is an ownership except as follows: <ul style="list-style-type: none"> • If a proposed development includes multiple ownerships, then the site is the combined area of all the ownerships. • If a proposed development includes only a portion of an ownership, and the balance of the ownership is vacant, then the applicant may choose to define the site as the portion of the ownership that is proposed for development. • If a proposed development includes only a portion of an ownership, and there is other development on the ownership, then the applicant may choose to define the site as the portion of the ownership that is currently developed plus the portion proposed for development.
Site design review	A discretionary review that applies to all developments except those specifically designated for Land Use Review. See Chapter 17.401. A development proposal is reviewed based upon Article 17.2 Land Use Zones. Development standards, more detailed design standards and public improvement requirements in Article 17.3.
Site frontage	The part of a site that abuts a street. See also Block frontage.
Specific area plan	An adopted plan for a sub area of the City and/or Urban Growth Area providing a framework and standards for future land uses, densities, blocks, typical lot patterns, public improvements and streets, and site design; may also include architectural design guidelines or standards.
Spotlight or Floodlight	Any lamp that incorporates a reflector or a refractor to concentrate the light output into a directed beam in a particular direction (see definition for floodlight).
Standards and criteria	Both are Code requirements for how to develop uses and structures on land. A standard is a quantitative requirement, or a qualitative requirement that is used in interpreting a subjective criterion. Example Criterion: All developments subject to Site Design review shall comply with Chapter 17.303 Parking and Loading standards.
Statewide Land Use Planning Goal 5	Oregon's statewide planning goal that addresses open space, scenic and historic areas, and natural resources. The purpose of the goal is to conserve open space and protect natural and scenic resources.
Steep slopes	Slopes of greater than twenty-five percent. Steep slopes have

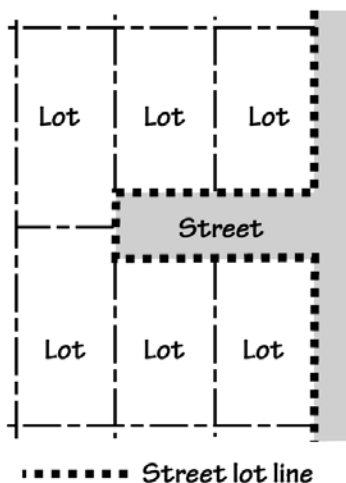
	been removed from the “buildable lands” inventory and have not been used in calculations to determine the number of acres within the urban growth boundary that are available for development.
Step-down	See Building Height.
Storefront character	The character expressed by buildings placed close to the street with ground-floor display windows, weather protection (e.g., awnings or canopies), corner building entrances or recessed entries, and similar features.
Stormwater facility	A facility designed to improve the quality and manage the quantity of stormwater runoff. Stormwater facilities include vegetated swales and sand filters, wet or dry ponds, marshes, infiltration facilities, and structural storm sewer devices. Stormwater facilities do not include conveyance systems that are meant only for conveying the stormwater from one place to another and do not affect the quality or quantity of the stormwater.
Stormwater management system	A stormwater facility (e. g. , conveyance, detention/retention, treatment system or outfall.
Stormwater pre-treatment facility	Any structure or drainage way that is designed, constructed, and maintained to collect and filter, retain, or detain surface water run-off during and after a storm event for the purpose of water quality improvement.
Stream	<p>A natural or modified channel originally formed by concentrated flow of surface water. Streams may be of two types:</p> <ul style="list-style-type: none"> • Intermittent. Streams and springs that consistently do not have year-round water or saturated soil within their channel or swale in a year with wet to average precipitation patterns. Intermittent flow must occur with some degree of regularity and must be in a definite direction. • Perennial. Streams and springs that have year-round water or saturated soil within the channel in a year with wet to average precipitation patterns. <p>A body of running water moving over the earth's surface in a channel or bed, such as a creek, rivulet or river. It flows at least part of the year, including perennial and intermittent streams. Streams are dynamic in nature and their structure is maintained through build-up and loss of sediment.</p>
Stream channel	An area with evidence of perennial or seasonal water passage. The depression between the banks worn by the regular and usual flow of the water. The channel need not contain water

	year-round. This definition does not include irrigation ditches, canals, storm or surface water runoff devices, or other entirely artificial watercourses.
Street	A right-of-way that is intended for motor vehicle, pedestrian or bicycle travel or for motor vehicle, bicycle or pedestrian access to abutting property. For the purposes of this Code, street does not include alleys, rail rights-of-way that do not also allow for motor vehicle access, or freeways and their on ramps.
Street connectivity	Expressed as the number of street and/or access way connections within a specific geographic area. Higher levels of connectivity provide for more direct transportation routes and better dispersion of traffic, resulting in less traffic on individual streets and potentially slower speeds through neighborhoods.
Street facing façade/wall	All the wall planes of a structure as seen from one side or view that are at an angle of forty-five degrees or less from a street lot line. See Street Facing Façade Figure below.

Street-Facing Façade



Street furniture/furnishings	Benches, lighting, bicycle racks, drinking fountains, mail boxes, kiosks, and similar pedestrian amenities; may be located within a street furnishings zone or building front zone of a sidewalk or in a plaza. See also Pedestrian Amenities.
Street lot line	A lot line, or segment of a lot line, that abuts a street. Street lot line does not include lot lines that abut an alley. On a corner lot, there are two (or more) street lot lines. Street lot line can include front lot lines and side lot lines. See Street Lot Lines Figure below.

Street Lot Lines

Street stub	A temporary street ending where the street will be extended through adjacent property in the future, as those properties develop. Not a permanent street-end or dead-end street.
Street tree	A tree planted in a planter strip or tree well between the street and sidewalk.
Structure	Any object constructed in or on the ground. Structure includes buildings, decks, fences, towers, flag poles, signs, and other similar objects. Structure does not include paved areas or vegetative landscaping materials. A building or other major improvement that is built, constructed or installed, not including minor improvements, such as fences, utility poles, flagpoles or irrigation system components, that are not customarily regulated through zoning codes.
Structure height	The height of a structure, and the cumulative height of a building with any appurtenant structures.
Subdivision	To divide land into four or more lots within a single calendar year. See also Chapter 17.403 Land Divisions and Property Line Adjustments, and ORS 92.010(17).
Surface water management	Various ways of addressing water collecting on the ground or in a stream, river, lake, or wetland.
Swale	A type of storm water facility. Usually a broad, shallow depression with plants that filter and process contaminants.

T

Tangent	Meeting a curve or surface in a single point.
Temporary use	Temporary use means a use of land that is designed, operated and occupies a site for a limited time, typically less than twelve months.
Terrace	A porch or promenade supported by columns, or a flat roof or

	other platform on a building.
Through lot	A lot that has frontage on two parallel or approximately parallel streets.
Through street	A street that connects to other streets at both ends.
Top of bank	The first major change in the slope of the incline from the ordinary high water level of a water body. A major change is a change of ten degrees or more. If there is no major change within a distance of fifty feet from the ordinary high water level, then the top of bank will be the elevation two feet above the ordinary high water level. The same as “bankful stage” defined in OAR 141-85-010.
Topographical constraint	Where existing slopes, landforms (e.g., streams, canals, rock outcropping, etc.) or manmade feature (e.g., embankment or berm) make conformance with a Code standard impracticable.
Tract	A piece of land within a platted subdivision reserved for open space, utility corridor, recreation facilities, sensitive lands, or other purpose; may be dedicated to a homeowner’s association or other entity for maintenance.
Trail	A defined path used for recreation or transportation purposes.
Transit street	A street that is classified in the Comprehensive Plan Transportation element as a bus route.
Transportation impact study	A study that assesses the effects the increased traffic created by a proposed development may have on the transportation network in the community and helps evaluate whether the development is appropriate for a site and what type of transportation improvements may be necessary.
Transportation mode	The method of transportation (e. g. , automobile, bus, walking, bicycling, train, etc.)
Travel trailer	A vacation structure or self-propelled vehicle equipped with wheels for street or highway use; intended for human occupancy; equipped with plumbing, sink or toilets; used for vacation and recreational purposes; and not used as a residence. See ORS 446.003(5) and (24).
Travel trailer/ recreational vehicle park/campground	A lot or parcel on which two or more travel trailers, recreational vehicles, motor homes, tent trailers, tent sites, capers, and/or similar vehicles or devices are permitted outright, with or without a charge or fee.
Tree well	A planter area cut out of a sidewalk within the street furnishing zone, planted with a street tree and including ground cover or a grate cover; typically used in commercial districts where on-street parking or pedestrian traffic makes the use of a planter strip impracticable.
Truck	A motor vehicle that is designed primarily for the movement of property or special purpose equipment, or a motor vehicle that is designed to carry more than ten persons. Truck includes vehicles commonly called trucks, pick-ups, delivery vans, buses,

	motor homes and other similar vehicles. See also, National Highway Traffic Safety Administration in Title 49 of the Code of Federal Regulations, Chapter V, Section 571.3.
Truck repair	The repair of trucks. Heavy truck repair is classified as Industrial Service. Light and medium truck repair is classified as Vehicle Repair.
Truck stop	A facility, generally located by a highway, that provides services for truck drivers and other travelers. A truck stop may include a restaurant, fuel pumps, a garage, sleeping and showering rooms, a store selling basic items, and overnight parking for trucks.
Truck, heavy	Trucks, including truck tractors, and similar vehicles with two or more rear axles. They are identified by the US Department of Transportation Federal Highway Administration as Class 7 and 8 trucks with a gross vehicle weight greater than 26,000 lbs.
Truck, light	Trucks and similar vehicles with single rear axles and single rear wheels. They are identified by the US Department of Transportation Federal Highway Administration as Class 1, 2 and 3 trucks with a gross vehicle weight of 14,000 lbs. or less.
Truck, medium	Trucks and similar vehicles, other than truck tractors, with single rear axles and dual rear wheels. They are identified by the US Department of Transportation Federal Highway Administration as Class 4, 5 or 6 trucks with a gross vehicle weight ranging from 14,001 to 26,000 lbs. This does not include truck tractors, which are in the Heavy Truck category.
Turnaround	A vehicle maneuvering area at the end of a dead-end street (e.g., hammerhead, cul-de-sac, or other configuration) that allows for vehicles to turn around. See Section 17.301 Access and Circulation. for related standards.

U

Uplighting	Lighting that is directed in such a manner as to shine light rays above the horizontal plane.
Urban agriculture	<p>Urban Agriculture is the practice of growing of plants and raising of animals for food and other uses within and around cities and towns, and related activities such as the production and delivery of inputs and the processing and marketing of products.</p> <p>Urban agriculture may include, but is not limited to, home gardens, community gardens, small or large farms, market gardens, roof or wall gardens, edible landscaping, animal and bee-keeping, nurseries or similar related uses and associated activities.</p> <p>Examples include, but are not limited to: farms, home,</p>

	<p>community and market gardens, rooftop, wall or vertical gardens, facilities for canning, freezing or cooking of fresh produce and berries for sale or personal consumption, not to exceed five thousand square feet; kennels or other animal boarding places; beekeeping, apiary; breeding or raising of fowl or other farm animals subject to Title 6 of the Municipal Code; stables; riding academies; forestry, tree farming; and wholesale plant nurseries.</p> <p>Accessory uses include: Dwellings for proprietors and employees of the use, farmstands, on-site sales of products grown or made on-site are allowed up to five hundred square feet in floor area; animals, beekeeping boarding and training, events and agri-tourism facilities.</p> <p>Exceptions:</p> <ul style="list-style-type: none"> • Processing of animal products, excluding milk and eggs, are classified as Manufacturing and Production. • Plant nurseries that are primarily retail sales, fifty-one percent or more of gross annual sales, are classified as Retail Sales and Service. • When kennels are limited to boarding, with no breeding, the City may determine the use category is Retail Sales and Service.
Urban Development Value	The economic value of a property lot or parcel as determined by analyzing three separate variables: assessed land value, value as a property that could generate jobs (“employment value”), and the Metro 2040 design type designation of property. The urban development value of all properties containing regionally significant fish and wildlife habitat is depicted on the Metro Habitat Urban Development Value Map.
Urban Growth Boundary or UGB	An urban growth boundary adopted pursuant to ORS Chapter 197.
Use	The purpose for which land or a structure is designed, arranged, intended, occupied, or maintained.
Utilities	For the purposes of this Code, utilities are telephone, cable, natural gas, electric, and telecommunication facilities. See also Chapter 17.306 Wireless Telecommunication Facilities.
Utility facilities	Buildings, structures or any constructed portion of a system which provides for the production, transmission, conveyance, delivery or furnishing of services including, but not limited to, heat, light, water, power, natural gas, sanitary sewer, storm water, telephone and cable television. Utility facilities do not include storm water pre-treatment facilities.
Utility trailer	A vehicle designed to be pulled by a motor vehicle which is used to carry property, trash, or special equipment and that is sixteen

	feet or less in length. Boat trailers are included as utility trailers. Utility trailers that are longer than sixteen feet are considered industrial vehicles and are regulated as heavy trucks.
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V

Vacate plat/street	To abandon a subdivision or street right-of-way. For example, vacation of a public right-of-way that is not needed or cannot be used for a street or other public purpose. Vacation of a plat typically returns the property to the adjoining owners and restores it to an undivided condition and ownership.
Vacation home rental	A commercial use of a single family or duplex dwelling unit where the unit is rented for periods of time of twenty-eight or fewer consecutive days.
Value-added farm product	Any product processed by a producer from a farm product, such as baked goods, pickles, jams, and jellies.
Variance	An administrative or quasi-judicial decision to lessen or otherwise modify the requirements of this Code. See Chapter 17.405 Variance Permit. A discretionary decision to permit modification of the terms of an implementing Ordinance based on a demonstration of unusual hardship or exceptional circumstances unique to a specific property.
Vehicle areas	All of the areas on a site where vehicles may circulate or park including parking areas, driveways, drive-through lanes, and loading areas. See also Driveway and Parking Area.
Vehicle repair	<p>Characteristics: Firms servicing passenger vehicles, light and medium trucks and other consumer motor vehicles such as motorcycles, boats and recreational vehicles. Generally, the customer does not wait at the site while the service or repair is being performed. Different than Vehicle Services category.</p> <p>Accessory Uses: Accessory uses may include offices, sales of parts, and vehicle storage.</p> <p>Examples: Examples include vehicle repair, transmission or muffler shop, auto body shop, alignment shop, auto upholstery shop, auto detailing, and tire sales and mounting.</p> <p>Exceptions: Repair and service of industrial vehicles and equipment, and of heavy trucks; towing and vehicle storage; and vehicle wrecking and salvage are classified as Industrial Service.</p>
Vehicle service	Characteristics: Vehicle service uses provide direct services for motor vehicles where the driver generally waits in the car before and while the service is performed. The development will include a drive-through facility, the area where the service is performed. Vehicle fueling stations are always classified as a primary use,

	<p>Vehicle Service, rather than an accessory use, even when the fueling component comprises less land than other uses of the site.</p> <p>Accessory Uses: Accessory uses may include auto repair and tire sales, mini mart or similar convenience retail uses.</p> <p>Examples: Examples include full-serve and mini-serve gas stations, unattended card key stations, car washes, and quick lubrication services where service is typically provided in less than one hour.</p> <p>Exceptions:</p> <ul style="list-style-type: none"> • Truck stops are classified as Industrial Service. • Refueling facilities for the vehicles that belong to a specific use (fleet vehicles) which are on the site where the vehicles are kept, are accessory to the use.
Vision clearance area	Those areas near intersections of roadways and motor vehicle access points where a clear field of vision is necessary for traffic safety and to maintain adequate sight distance. See standards in Chapter 17.301.020(L).

W

Walkway	A sidewalk or pathway, including access ways, providing a pedestrian connection that is improved to City standards, or to other roadway authority standards, as applicable. See also Access way, Pathway, Sidewalk.
Warehouse, freight movement and distribution	<p>Characteristics: Warehouse, Freight Movement, and Distribution involves the storage, or movement of goods for the subject firm or other firms, including goods that are generally delivered to the final consumer. There is little on-site sales activity with the customer present, except for some will-call pickups.</p> <p>Accessory Uses: Accessory uses may include offices, truck fleet parking and maintenance areas, docks, repackaging of goods, and will-call pickups.</p> <p>Examples: Examples include separate or off-site warehouses used by retail stores such as furniture and appliance stores; household moving and general freight storage; cold storage plants, including frozen food lockers; storage of weapons and ammunition; major wholesale distribution centers; truck, marine, or air freight terminals; bus barns; parcel services; major post offices; grain terminals; and the stockpiling of sand, gravel, or other aggregate materials.</p>

	<p>Exceptions:</p> <ul style="list-style-type: none"> • Uses that involve the transfer or storage of solid or liquid wastes are classified as Waste-Related uses. • Mini-warehouses are classified as Self-Service Storage uses.
Waste collection areas	Waste collection areas include areas set aside or designed to be used for garbage collection and collection of materials for recycling. Waste collection areas include areas occupied by dumpsters and other solid waste receptacles.
Waste-related recycling facilities	<p>Characteristics: Waste-Related uses are characterized by uses that receive solid or liquid wastes from others for disposal on the site or for transfer to another location, uses that collect sanitary wastes, or uses that manufacture or produce goods or energy from the biological decomposition of organic material. Waste-Related uses also include uses that receive, store, sort, and distribute post-consumer recyclable materials; and those that receive hazardous wastes from others and are subject to the regulations of OAR 340.100-110, Hazardous Waste Management.</p> <p>Accessory Uses: Accessory uses may include offices, repackaging and transshipment of by- products, and recycling of materials.</p> <p>Examples. Examples include waste transfer stations, sanitary landfills, limited use landfills, waste composting, bio-digesters, energy recovery plants, sewage treatment plants, portable sanitary collection equipment storage and pumping, recycling centers, and hazardous-waste-collection sites.</p> <p>Exceptions:</p> <ul style="list-style-type: none"> • Disposal of clean fill, as defined in OAR 340-093-0030, is considered a fill, not a Waste-Related use. • Sewer pipes and package treatment plants that serve a development are considered a Basic Utility. • Excavation is considered accessory to a Development or Mining (e.g., sand or aggregate mining), as applicable.
Water bodies	Permanently or temporarily flooded lands which may lie below the deepwater boundary of wetlands. Water bodies include rivers, streams, creeks, sloughs, drainage ways, lakes, and ponds.
Water-dependent	A use which can be carried out only on, in, or adjacent to water because it requires access to the water for water borne transportation or recreation. Water-dependent also includes development, which by its nature, can be built only on, in, or over water. Bridges supported by piers or pillars, as opposed

	to fill, are water-dependent development.
Water dependent uses	<p>Characteristics: The category includes uses and activities that are dependent upon a location adjacent to the Clackamas River.</p> <p>Examples: Examples may include water intake and/or treatment facilities for water service providers, municipal wastewater treatment facilities, fishing outfitters, boat rentals, and others.</p>
Water feature	All rivers, streams (regardless of whether they carry year-round flow, i.e., including intermittent streams), springs which feed streams and wetlands and have year-round flow, Flood Management Areas, wetlands, and all other bodies of open water.
Water quality resource areas	Protected water features (significant springs, streams, rivers, natural lakes, and wetlands) identified in the City of Damascus Natural Features Inventory and Local Wetlands Inventory and the required adjacent riparian buffers. An area identified by a city or county as a Water Quality Resource Area in order to comply with Title 3 of Metro's Urban Growth Management Functional Plan, Metro Code Sections 3.07.310 - 3.07.370.
Water related uses	<p>Characteristics: The category includes uses and activities that are related to, and may benefit from a location adjacent to the Clackamas River.</p> <p>Examples: Examples may include inns, restaurants, fishing outfitters, builders of small boats, boat rentals, boat launches, and others.</p>
Watershed	A watershed is a geographic unit defined by the flows of rainwater or snowmelt. All land in a watershed drains to a common outlet, such as a stream, lake or wetland.
Wetland	An area that is inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal circumstances does support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs and similar areas. Wetlands are those areas identified and delineated by a qualified wetland specialist as set forth in the 1987 Corps of Engineers Wetland Delineation Manual.
Wholesale sales	Characteristics: Wholesale Sales firms are involved in the sale, lease, or rent of products primarily intended for industrial, institutional, or commercial businesses. The uses emphasize on-site sales or order taking and often include display areas. Businesses may or may not be open to the general public, but sales to the general public are limited as a result of the way in which the firm operates. Products may be picked up on site or delivered to the customer.

	<p>Accessory Uses: Accessory uses may include offices, product repair, warehouses, parking, minor fabrication services, and repackaging of goods.</p> <p>Examples: Examples include sale or rental of machinery, equipment, heavy trucks, building materials, special trade tools, welding supplies, machine parts, electrical supplies, janitorial supplies, restaurant equipment, and store fixtures; mail order houses; and wholesalers of food, clothing, auto parts, building hardware, and office supplies.</p> <p>Exceptions:</p> <ul style="list-style-type: none"> • Firms that engage primarily in sales to the general public are classified as Retail Sales and Service. • Firms that engage in sales on a membership basis are classified as either Retail Sales and Service or Wholesale Sales, based on a consideration of characteristics of the use and the customer traffic generated. • Firms that are primarily storing goods with little on-site business activity are classified as Warehouse, Freight Movement, and Distribution.
Wildlife habitat	Significant Wildlife Habitat as identified in thirteen model code.
Window	A transparent or semi-transparent, not more than fifty percent opaque, glazing on a building facade. For the purpose of this Code, a window may be a display window (e.g., for merchandise, art, etc.) that is integral to a building design, but a window is not a display box mounted onto the exterior of a building.
Wireless communication equipment	Cellular towers, antennae, monopoles, and related facilities used for radio signal transmission and receiving.
Woody vegetation	Areas that are part of a contiguous area one acre or larger of shrub or open or scattered forest canopy (less than 60% crown closure) located within 300 feet of a surface stream.

X

Xeriscaping	Landscaping and gardening in ways that reduce or eliminate the need for supplemental water from irrigation, usually with native or drought tolerant plants.
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Y

Yard	The area defined by setbacks (i.e., between the setback line and nearest property line).
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Z

Zero lot line house	A single-family detached dwelling with one zero foot side yard setback.
Zone, Center	The Center Zone (C) serves as the commercial and civic core of the community. It represents opportunities for mixed-use development, with a variety of commercial and office uses, and high-density housing. The Center also represents opportunities for civic facilities.
Zone, Employment	The Employment Zone (E) serves as the employment and business focal points of the City. It allows a broad array of office, fabrication, research and development, assembly, mixed uses and supportive services in an attractive physical environment. Employment zoned areas are appropriate for the creation of business campuses and industrial business parks.
Zone, Industrial	The Industrial Zone (I) is intended to meet the requirements of Metro's Title 4 requirements for Regionally Significant Industrial Areas (RSIA) provide suitable locations for heavy industrial uses (e.g., raw materials processing; and manufacturing, assembly, packaging or distribution of heavy or large goods) that would not otherwise be compatible in other zones. These lands are designated as Regionally Significant Industrial Areas due to their size, availability of nearby utilities, or their proximity to a major transportation route.
Zone, Legacy Neighborhood	The Legacy Neighborhood (LN) Zone accommodates existing and a limited number of new large lot single-family homes. New development will be limited to detached single-family homes on lots similar in size to the existing development in the area.
Zone, Neighborhood Commercial	The Neighborhood Commercial Zone (NC) provides neighborhood goods and services at a smaller scale than the Village Zone
Zone, Neighborhood Low	The Neighborhood Low (NL) Zone accommodates a residential density of between four and eight dwelling units per acre. The predominant uses are single-family dwellings, accessory dwelling units, duplexes and accessory uses; however, other housing is allowed with specific limitations. Parks, urban agriculture, farms, schools, and other civic and institutional uses are also allowed.
Zone, Neighborhood Medium	The Neighborhood Medium (NM) Zone accommodates detached single-family homes and small-scale multi-family housing, such as duplexes and townhomes at densities between eight and twenty-two dwelling units per acre. Parks, urban agriculture, schools, and other civic and institutional uses are also allowed.
Zone, Village	The Village Zone (V) serve as urban focal points or centers within designated areas. They represent opportunities for a mix of community-oriented businesses such as grocery stores,

	restaurants, and other small-scale services with higher-density housing and mixed-use development.
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Chapter 17.103**RULES OF MEASUREMENT****Sections:****Section 17.103.010 Purpose****Section 17.103.020 General Provisions****Section 17.103.030 Slope****Section 17.103.040 Grades****Section 17.103.050 Floor Area Ratio****Section 17.103.060 Lot Coverage****Section 17.103.070 Lot Standards and Setbacks****Section 17.103.080 Building Height****Section 17.103.090 Density****Section 17.103.010 Purpose**

This section explains how various measurements referenced in this Code are to be calculated.

Section 17.103.020 General Provisions

A. Applicant Responsibility. For all calculations, the applicant shall be responsible for supplying drawings illustrating the measurements. These drawings shall be drawn to scale and shall be of sufficient detail to allow easy verification upon inspection by the Planning Authority.

B. Fractions. When calculations result in fractions, the results will be rounded as follows:

1. **Minimum Requirements.** When a regulation is expressed in terms of a minimum requirement, any fractional result will be rounded up to the next consecutive whole number. For example, if a minimum requirement of one tree for every 30 lineal feet is applied to a 50 foot strip, the resulting fraction of 1.37 is rounded up to two required trees.
2. **Maximum Limits.** When a regulation is expressed in terms of maximum limits, any fractional result will be rounded down to the next lower whole number. For example, if a maximum size limit for an accessory use is applied to a 7,522-square-foot lot, and the resulting number of 752.2, the number is rounded down to 752 allowed square feet.
3. **Measuring Distances.** Distances shall be measured as follows:
 - a. *Distances Are Measured Horizontally.* When determining distances for

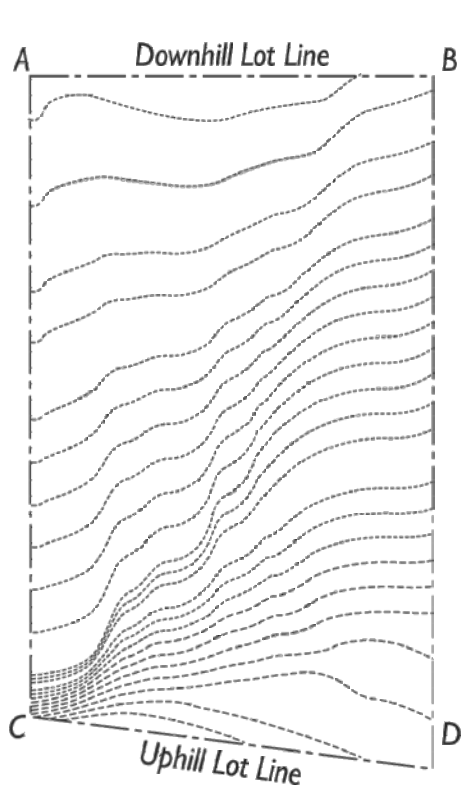
setbacks and structure dimensions, all distances are measured along a horizontal plane from the appropriate line, edge of building, structure, storage area, parking area, or other object. These distances are not measured by following the topography or slope of the land.

- b. *Measurements Are Shortest Distance.* When measuring a required distance, such as the minimum distance between a structure and a lot line, the measurement is made at the closest or shortest distance between the two objects.
- c. *Measurement of Vehicle Stacking or Travel Areas.* The minimum travel distance for vehicles, such as a garage-entrance setback, is measured down the center of the vehicle travel area. For example, curving driveways are measured along the center arc of the driveway.

Section 17.103.030 Slope

- A. **Average Slope.** The average slope of a lot is calculated by subtracting the average elevation of the uphill lot line and the average elevation of the downhill lot line and dividing the sum by the average distance between the two lot lines. The average elevation of the uphill or downhill lot line is calculated by adding the elevations at the ends of the lot line and dividing by two.
- B. **Average Percent of Slope.** The ratio between vertical and horizontal distances expressed in percent, the mathematical expression of which is based upon the formula below:

Vertical Distance	X	100 = Average Percent Slope
Horizontal Distance		

**Average Slope**

*Average elevation
of downhill lot line*

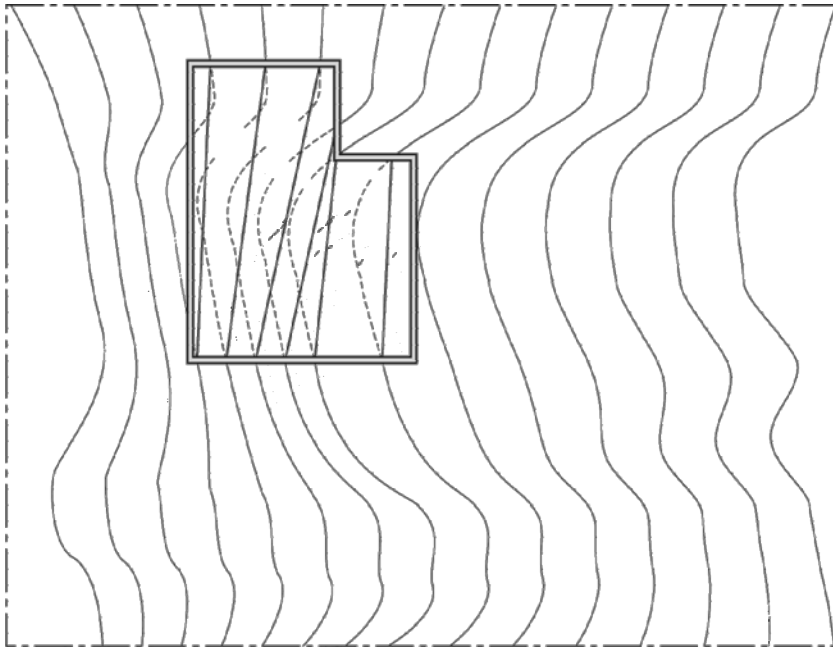
*Average elevation
of uphill lot line*

*Average distance between the downhill and
uphill lot lines*

$$\frac{\left(\frac{A+B}{2}\right) \quad \left(\frac{C+D}{2}\right)}{\left(\frac{\text{Length of line AC} + \text{Length of Line BD}}{2}\right)}$$

Section 17.103.040 Grades

- A. **“Existing grade”** is the set of elevations representing the surface of the ground prior to grading, filling, or other site alterations for a project. On developed sites, as each topographic line passes beneath a building it shall be assumed to be a straight and level line for purposes of defining existing grade. Existing grade may also be referred to as natural grade. See Existing Grade Figure below.

Existing Grade

Existing or natural grade is determined by topographic contours on site. Connect grades that intersect building walls with straight lines through the building and do not consider undulations in grade within the building footprint.

Section 17.103.050 Floor Area Ratio

- A. The floor area ratio shall be expressed as the total floor area of the building divided by the total lot size. For above-ground spaces, floor area is measured at the exterior of the enclosing walls. For basement spaces, floor area is measured at the interior of the enclosing walls.

Section 17.103.060 Lot Coverage

- A. Lot Coverage is the total ground area of a lot occupied by permanent impervious materials or improvements. Lot coverage includes:
1. Impermeable materials including asphalt, concrete, decomposed granite, mortared brick and stone.
 2. Covered decks and balconies.
 3. Carports
 4. Sheds
 5. Detached shops

Section 17.103.070 Lot Standards and Setbacks**A. Lot Widths and Depths.**

1. **Lot Depth.** The horizontal distance from the midpoint of the front lot line to the midpoint of the rear lot line or to the most distant point on any other lot line where there is no rear lot line.
2. **Lot Width.** The average horizontal distance between the side lot lines measured at right angles to the lot depth from the required front yard setback and from the required rear yard setback or from the rearmost point of the lot depth in cases where there is no rear lot line. The width of a nonrectangular lot shall be the mean length of the front and rear property lines.

B. Setbacks.

1. **Front Setbacks.** Front setbacks shall be measured from the property line adjacent to the street fronting the property.
2. **Rear Setbacks.** Rear setbacks shall be measured from the property line most directly opposite the front.
3. **Side Setbacks.** Side setbacks shall be measured from the property lines not defined as front or rear.

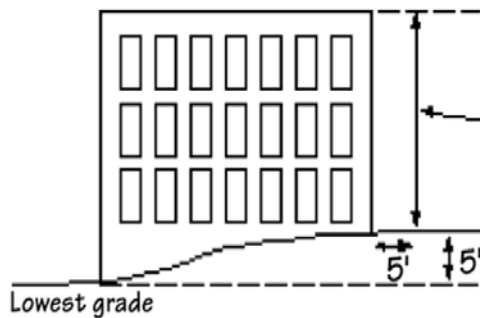
Section 17.103.080 Building Height

A. Height of building is generally measured as provided in the Oregon Structural Code (The Uniform Building Code as amended by the State.) The height of building is the vertical distance above the base point described in paragraphs 1 or 2 below. The base point used in the method that yields the greater height of building. Methods to measure specific roof heights are shown below.

- Flat roof: Measure the top of the parapet, or if there is no parapet, to the highest point of the roof.
- Mansard roof: Measure to the deck line.
- Pitched, hipped, or gambrel roof where the pitch is 12 in 12 or less: Measure to the average height of the highest gable.
- Pitched or hipped roofs with a pitch steeper than 12 in 12: Measure to the highest point.
- Gambrel roofs where the pitches are steeper than 12 in 12: Measure to the highest point.
- Other roof shapes such as domed, vaulted, or pyramidal shapes: Measure to the highest point.

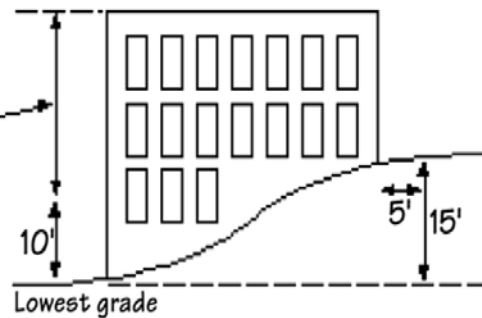
- Steeped or terraced building: Measure to the highest point of any segment of the building.
1. Base point 1. Base point 1 is the elevation of the highest adjoining sidewalk or ground surface within a 5 foot horizontal distance of the exterior wall of the building when such sidewalk or ground surface is not more than 10 feet above lowest grade.
 2. Base point 2. Base point 2 is the elevation that is 10 feet higher than the lowest grade when the sidewalk or ground surface described in paragraph 1, above, is more than 10 feet above lowest grade.

Measuring Height - Base Point 1

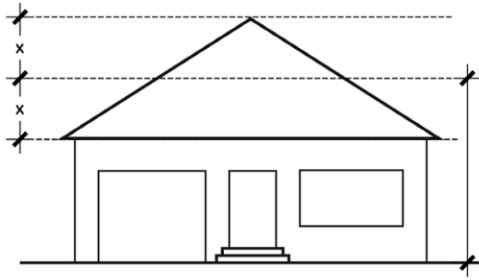


When highest grade is 10 feet or less above the lowest grade, the base point is the elevation of the highest adjoining sidewalk or grade within a 5-foot horizontal distance.

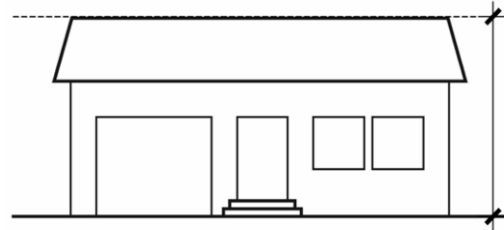
Measuring Height - Base Point 2



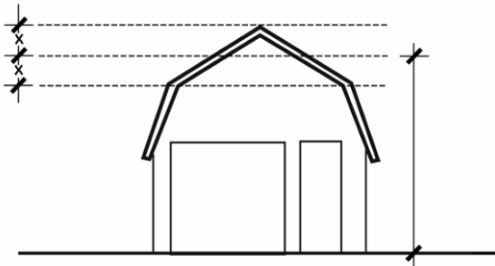
When highest grade is more than 10 feet above the lowest grade, the base point is the elevation 10 feet above the lowest grade.

Measuring Height—Roof Types

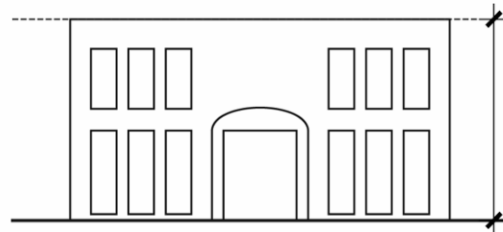
Pitched or hip roof



Mansard roof



Gambrel roof



Flat roof

Section 17.103.090 Density

Density is measured by dividing the area of land by the number of dwelling units per acre allowed in a zone. There are three ways of calculating densities: gross, net, and double net.

Gross: Gross density is the number of dwelling units per acre without subtracting land for protected natural features or roads.

Net: Net density is the number of dwelling units per acre subtracting land out for protected natural feature areas.

Double Net: Double net density is the number of dwelling units per acre subtracting land out for protected natural feature areas and streets and roads, and/or other public infrastructure.

Chapter 17.104**ENFORCEMENT****Sections****Section 17.104.010 Violation of Code Prohibited****Section 17.104.020 Penalty****Section 17.104.030 Complaints Regarding Violations****Section 17.104.040 Inspection and Right of Entry****Section 17.104.050 Abatement of Violations****Section 17.104.060 Stop-Order Hearing****Section 17.104.010 Violation of Code Prohibited**

No person shall erect, construct, alter, maintain or use any building or structure or shall use, divide or transfer any land in violation of this Code or any amendment thereto.

Section 17.104.020 Penalty

A. Class 1 Penalty. A violation of this Code shall constitute a Class 1 misdemeanor or civil infraction, which shall be processed accordingly.

B. Each Violation a Separate Infraction. Each violation of a separate provision of this Code shall constitute a separate infraction, and each day that a violation of this Code is committed or permitted to continue shall constitute a separate infraction.

C. Abatement of Violation Required. A finding of a violation of this Code shall not relieve the responsible party of the duty to abate the violation. The penalties imposed by this Section are in addition to and not in lieu of any other remedies available to the City.

D. Responsible Party. If a provision of this Code is violated by a firm or corporation, the officer or officers, or person or persons responsible for the violation shall be subject to the penalties imposed by this Section.

Section 17.104.030 Complaints Regarding Violations

A. Filing Written Complaint. Whenever a violation of this Code occurs, or is alleged to have occurred, any person affected may file a signed, written complaint.

B. File Complaint with Planning Official. Such complaints, stating fully the causes and basis thereof, shall be filed with the Planning Authority. The

Planning Authority shall properly record such complaints, investigate and take action thereon as provided by this Code.

Section 17.104.040 Inspection and Right of Entry

The City Manager or his or her designee, with due cause, by permission of the property owner or tenant or by a warrant shall have the right to enter and inspect private property for the purpose of abating any suspected violation of the Development Code.

Section 17.104.050 Abatement of Violations

Any development or use that occurs contrary to the provisions of this Code or contrary to any permit or approval issued or granted under this Code is unlawful, and may be abated by appropriate proceedings.

Section 17.104.060 Stop-Order Hearing

A. Stop Order Issued. Whenever any work is being done in violation of the provisions of the Code or a condition of any permit or other approval granted pursuant hereto, the Planning Authority may order the work stopped by notice in writing served on persons engaged in doing such work or causing such work to be done. All work under the permit or approval shall cease until it is authorized in writing by the City to continue.

B. Appeal Opportunity. A person or organization that has been served the stop work order may appeal the decision by submitting a letter to the City Recorder requesting a hearing with the City Council. The City Council shall hold this hearing and make written findings as to the violation within 30 days.

C. Stop Order Hearing. The Planning Authority may schedule a City Council hearing on the Stop Order. At the discretion of the Planning Official, such hearing may be:

1. Part of a hearing on revocation of the underlying development approval; or
2. Solely to determine whether a violation has occurred.
3. The City Council shall hold this hearing and shall make written findings as to the violation within 30 days. Upon finding a violation, the Stop Order shall continue to be effective until the violating party furnishes sufficient proof to the Planning Authority that the violation has been abated.